

Mr Felix Padfield  
Felix db Ltd.  
12 Chichester Road  
London NW6 5QN

Application Ref: **2017/4936/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Achilles Road**  
**London NW6 1EA**

Proposal:  
Erection of a single storey rear and side extension to dwellinghouse  
Drawing Nos: Design and access statement dated 01.09.2017, FDB-14AR-A001, FDB-14AR-A102, FDB-14AR-A103, FDB-14AR-A104, FDB-14AR-A106, FDB-14AR-A301, FDB-14AR-A302, FDB-14AR-A401, FDB-14AR-A601, FDB-14AR-A206 revision b, FDB-14AR-A207 revision b, FDB-14AR-A208 revision b, FDB-14AR-A210 revision b, FDB-14AR-A304 revision b, FDB-14AR-A306 revision b, FDB-14AR-A402 revision b.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Design and access statement dated 01.09.2017, FDB-14AR-A001, FDB-14AR-A102, FDB-14AR-A103, FDB-14AR-A104, FDB-14AR-A106, FDB-14AR-A301, FDB-14AR-A302, FDB-14AR-A401, FDB-14AR-A601, FDB-14AR-A206 revision b, FDB-14AR-A207 revision b, FDB-14AR-A208 revision b, FDB-14AR-A210 revision b, FDB-14AR-A304 revision b, FDB-14AR-A306 revision b, FDB-14AR-A402 revision b.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed single storey side infill and rear extension is considered as a subservient addition to the main dwelling and is acceptable in depth, size and bulk. It matches the depth of adjoining extensions at both nos.12 and 16 on either side.

Revised plans submitted include a part flat roof design for the proposed rear extension measuring a height of 3m adjoining the neighbour at no 12. The side to rear infill element would have a pitched roof design with an eaves height measuring 2.5m along the shared boundary with no 16. This is considered acceptable in terms of both design and amenity to both adjoining neighbours.

The materials of the proposed brick walls, aluminium framed doors to the rear and glazed roof element are also considered acceptable as they would respect the original character of the main dwelling.

The proposed extension would match the building line of the rear extension at no. 12 and would not therefore have no impact on this neighbour's amenity. In terms of impact on no.16, habitable room windows in the flank wall of no. 16 facing the proposed extension are secondary windows for an open plan kitchen/dining area and the primary patio windows for this habitable room are located on the rear elevation of no. 16. Furthermore, the proposed eaves height of 2.5m along the shared boundary is considered to be modest, marginally higher than the existing fence and trellis shrubbery here, which would minimise any loss of light and outlook. It is thus considered that there would be no seriously harmful impact to residential amenity of no. 16.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

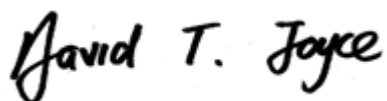
As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning