

Mr Hyeongsoon Choi
Bischell Construction
114 Cumberland House
80 Scrubs Lane
London
NW10 6RF
United Kingdom

Application Ref: **2017/5537/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

29 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
70 Solent Road
LONDON
NW6 1TX

Proposal:
Erection of a single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition.

Drawing Nos:
Location Plan: HH-01-09-17.
Existing: Floor and Roof plans - Existing - HH-02-09-17 Rev 2 & HH-03-09-17 Rev 2,
Elevations - Existing- HH-05-09-17 Rev 2.
Proposed: Floor and Roof plans - Proposed HH-04-09-17 Rev 2, Elevations- proposed -
HH-06-09-17 Rev 2.

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: Location Plan: HH-01-09-17.
Existing: Floor and Roof plans - Existing - HH-02-09-17 Rev 2 & HH-03-09-17 Rev 2, Elevations - Existing- HH-05-09-17 Rev 2.
Proposed: Floor and Roof plans - Proposed HH-04-09-17 Rev 2, Elevations-proposed - HH-06-09-17 Rev 2.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Reasons for granting permission:

The single storey side and rear extension at ground floor level; and installation of two rooflights to the existing ground floor back addition are considered to be acceptable as the proposal would be of an appropriate bulk and mass, screened behind the bulk of the host dwelling, and therefore would not be visible from the street.

The side extension would be 2.3 metres on the boundary to No. 68, and would be approximately 4.7m in depth, along the boundary to No. 68, and would create a wraparound extension with the proposed rear extension. The rear extension would project 1m from the back of the existing rear building line, and would be flush with the existing rear extension at No. 72. The proposed rear extension would be 3m in height .

The roof of the side extension would be constructed from glazing panels. The roof of the rear extension would be constructed from GRP roofing. Openings to both the rear and side extension would be made from timber. External walls of the proposed extension would be constructed from matching stock bricks, in keeping with the host dwelling.

In terms of amenity it is noted that there is a large wrap-around canopy structure at No. 68. No planning history could be found of the canopy structure, however aerial mapping indicates that the canopy structure has been in place for a minimum of four years. It is therefore considered that No. 68 have compromised their own outlook and access to daylight and sunlight through the erection of an unsympathetic canopy structure.

A rear extension was granted at No. 72 in 2014, (planning permission reference: 2013/7536/P). The proposed rear extension at No. 68 would be flush with the rear building line at No. 72 at a height of 3m. Therefore it is considered that the proposed development would not result in significant residential amenity impacts to No. 72.

One objection has been received from a neighbour. This objection has been duly considered. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

It is therefore considered that the size, design and materials of the proposed side extension and conservatory would be in keeping with the host building and adjoining dwellings in the terrace. No concerns are raised regarding the size, number and location of proposed rooflights to the existing ground floor back addition.

Further, the size, location and height of the proposal would not adversely harm the

amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy for adjoining occupiers.

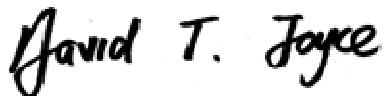
As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

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