

Mr Felix Padfield
felix db limited
12 Chichester Road
London
NW6 5QN

Application Ref: **2017/6904/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

26 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Achilles Road
London
NW6 1EA

Proposal:
Single storey side/rear infill extension
Drawing Nos: FDB-16AR-A001, FDB-16AR-A102, FDB-16AR-A103, FDB-16AR-A104,
FDB-16AR-A202, FDB-16AR-A203, FDB-16AR-A204, FDB-16AR-A302, FDB-16AR-A303,
FDB-16AR-A305, FDB-16AR-A306 & FDB-16AR-A402

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: FDB-16AR-A001, FDB-16AR-A102, FDB-16AR-A103, FDB-16AR-A104, FDB-16AR-A202, FDB-16AR-A203, FDB-16AR-A204, FDB-16AR-A302, FDB-16AR-A303, FDB-16AR-A305, FDB-16AR-A306 & FDB-16AR-A402.

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

Informative(s):

- 1 Reasons for granting permission.

Proposed is a single storey mono-pitched side/rear infill extension to the side of the original outrigger. In determining this application it is acknowledged that a similarly designed infill extension has recently been granted planning consent at the adjoining property no.14 (Ref: 2017/4936/P dated 07/11/2017).

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it. The alteration would not result in undue harm to the character or appearance of the property and by reason of its siting to the rear of the house, would not be visible in public views, meaning it would not impact on the character and appearance of the streetscene. It is additionally acknowledged that there are no nearby listed buildings which would be affected by the proposal.

Given the single storey and modest nature of the infill extension, at a proposed height of 2.5m on the boundary (matching the height of the previously approved scheme at no.14 (Ref: 2017/4936/P dated 07/11/2017)), the proposed alterations would not result in undue harm to neighbouring amenity.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017, Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (March 2015), the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).

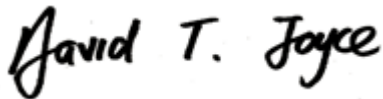
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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