

Mr Paul Tierney  
Flat 9, 106 Cambridge Gardens  
London  
W10 6HT

Application Ref: **2017/6825/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 **3688**

9 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Ground Floor Flat  
14 Fortune Green Road  
London  
NW6 1UE**

Proposal:

Ground floor rear extension

Drawing Nos: 119-IN-050 (Location Plan), 119-P-100 (Proposed), 119-IN-100 (Existing),  
Design and Access Statement

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 and D2 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: 119-IN-050 (Location Plan), 119-P-100 (Proposed), 119-IN-100 (Existing), Design and Access Statement

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal comprises a single-storey, full-width extension of 6.2m, which would increase the depth of the ground floor level by 3.4m beyond the existing side infill extension and 2.2m from the outrigger. The proposal include demolition and reconstruction of the 4.5m existing infill extension, leaving a 1.8m x 2.1m external courtyard between the original building and reconstructed infill extension. The scale and proportions of the proposed extension would remain subservient to the original building. It would also be in keeping with the character of the street, being similar in massing to the extension approved at neighbouring No. 16 and shallower (but wider) than rear extensions at Nos. 18 and 20. The design of the proposed rear extension, using painted render and a glazed frontage is considered to respect the character of the host building and to complement, rather than to compete with its built style. As such, the development will not cause harm to the West End Green Conservation Area.

The proposed extension includes the installation of two roof lights to the rebuilt side infill extension and one to the rear of the existing outrigger. The existing side infill extension has a glass roof, and as such the proposed roof lights to the side of the outrigger would reduce the overall leakage of artificial light to the side elevation of the upper floors of the outrigger. To the rear, a single roof light is proposed as part of the extension, with any natural light pollution to the above properties considered to be at acceptable levels.

No new outlooks are proposed from the property, and as such there would be no overlooking or privacy issues associated with the development. Similarly no potential issues around noise pollution were identified. The proposed extension will retain a large rear garden space, ensuring the property retains adequate outdoor amenity space.

No objections have been received. The site's planning history was also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

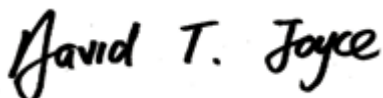
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning