

Application ref: 2018/0164/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 8 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

4orm
1-5 Offord Street
London
N1 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Achilles Road
LONDON
NW6 1DZ

Proposal:
Erection of a single storey side/rear infill extension.
Drawing Nos: 4091-X.01; 4091-X.03; 4091-P.03.

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; 4091-X.01; 4091-X.03; 4091-P.03.

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

- 4 The flat roof of the rear extension shall not at any time be used as an amenity roof 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 Reasons for granting permission.

The proposal seeks to infill a side extension between the closet wing and neighbouring boundary wall measuring 9.2m long by 1.6m wide. The overall height would measure 3.4m in line with adjacent property at 33 Achilles Road. The extension would feature a long narrow rooflight and an additional modest sized rooflight. Whilst wrap extensions are contrary to policy, in this case both neighbouring properties at Nos. 33 and 37 Achilles have done so, thereby creating a cohesive rear elevation. The extension would be constructed to match existing and the rear fenestration would be made of aluminium. The proposal is considered acceptable in scale, design and material terms.

Given the orientation of the site in relation to windows, the extension not protruding beyond the existing building line and the height of the extension been in line with adjacent property at No. 33 Achilles Road, it is considered that the proposed extension would not harm amenity.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

The proposal is in general accordance with policy D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan and accords with the London Plan 2016 and 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

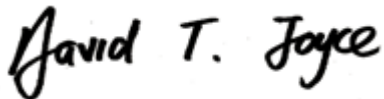
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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