

Application ref: 2018/0090/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 13 March 2018

**Development Management**  
Regeneration and Planning  
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229 High Street  
Woking  
SS3 0HL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 1**  
**57 Hemstal Road**  
**London**  
**NW6 2AD**

Proposal: Erection of rear extension at lower ground and ground floor level.

Drawing Nos: 17:2106:02:D (Rev. D), 17:2106:01:C (Rev. C), Design and Access Statement, Site Location Plan.

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: 17:2106:02:C (Rev. C), 17:2106:01:B (Rev. B), Site Location Plan, Design and Access Statement.

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

Informative(s):

- 1 Reason for granting permission

The proposed rear extension at ground level would measure 1.5m (L) x 2.9m (W), resulting in a rear building line 4m beyond the original outrigger. At upper ground floor level, the extension would have the same proportions, resulting in an extension of 1.5m from the outrigger of the existing building. The extension would extend up to two stories below the eaves. As such, the scale, massing and proportions of the proposed extension are considered subservient to the host building. The rendered finish and timber sash windows are considered acceptable for the site, which is located outside of a Conservation Area.

The extension would not generate any new views over neighbouring properties. The extension would be along the boundary wall with No. 55, however would not obstruct the sunlight or daylight to habitable rooms of this building. The modest increase in depth and off-set of 1.5m from the boundary wall with No. 59 means that there would be no unacceptable effect on daylight and sunlight to this building, particularly to the lower ground floor flat which extends for the length of the rear garden.

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

As such, the proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the Fortune Green and West. Hampstead Neighbourhood Plan 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

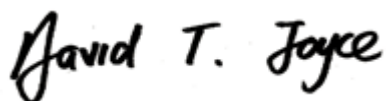
Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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