

Application ref: 2017/7054/P
Contact: Kristina Smith
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Date: 20 March 2018

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Mobbsplans
7 Willcott Road Acton
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W3 9QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
277 West End Lane
LONDON
NW6 1QS

Proposal:
Erection of single storey rear extension at lower ground floor level to provide additional floorspace for bookshop (A1)
Drawing Nos: 275.1; 275.2; 275.3; 275.4; 275.5B; 275.6B; Design & 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: 275.1; 275.2; 275.3; 275.4; 275.5B; 275.6B; Design & Access statement

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The extension would infill the rear courtyard area to provide additional floorspace for the existing office at lower ground floor, which is an ancillary use to the bookshop (Class A1) at ground floor level. The courtyard holds little amenity value by reason of its association with a retail unit, a situation that's unlikely to change given the town centre location. Also, the high boundary walls limit the amount of daylight and sunlight received by the space.

Due to the boundary walls at either side and the garages to the rear, the infill extension would not be perceptible in any public views and only in private views from 'above ground' windows of the neighbouring properties. A green roof would be provided to soften and green the appearance of the extension in these views as well as to support a sustainable approach to drainage. The roof of the extension would also include 2 rooflights which would be to provide daylight into the office. The extension is considered to preserve the character and appearance of both the host building and this part of the West End Green Conservation Area.

Of the building group comprising 5 properties, 2 other properties including the

adjoining neighbour at no. 275 West End Lane have also infilled the rear courtyard area and so the proposal would not disrupt the pattern of rear development.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the massing would be contained within existing boundary walls and would be located at ground floor level, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight/sunlight or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and CC2 of the Camden Local Plan 2017; and Policy 2 and 3 of the Fortune Green & West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

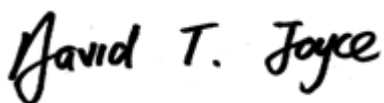
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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

