

Application ref: 2018/0398/P
Contact: Lisa McCann
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Date: 23 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Transformation
45 Lancaster Grove Flat B
London
NW3 4HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Achilles Road
London
NW6 1EA

Proposal:
Proposed erection of single storey rear and side infill extension and installation of 3 no. rooflights to front roof slope of dwellinghouse (Use Class C3)
Drawing Nos: 2030 001 Rev A, 2030 002 Rev A, 2030 010 Rev A, 2030 011 Rev B.

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:

2030 001 Rev A, 2030 002 Rev A, 2030 010 Rev A, 2030 011 Rev B.

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey side and rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposed extension would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding area would occur as a result of the development.

The revised side infill pitched roof eaves height (2.5m) along the shared boundary with no. 50 and rearward projection (2m) of the proposed rear element beyond the original two storey rear outrigger would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The installation of three roof lights to the front roof slope of the property is considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

Two objections were received from No. 50 and 54 Achilles Road raising concerns over impact on residential amenity, character of the area and the party wall. This has been considered and taken into account along with the site history and relevant appeal decisions.

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

- 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.

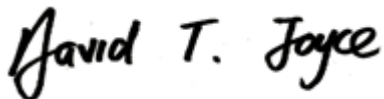
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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