

Application ref: 2018/1027/P  
Contact: Robert Lester  
Tel: 020 7974 2188  
Date: 9 May 2018

**Development Management**  
Regeneration and Planning  
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Bellis Architects  
76 Portland Place  
London  
W1B 1NT UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45 Sherriff Road**  
**London**  
**NW6 2AS**

Proposal:  
Erection of single storey rear extension (following demolition of existing single storey rear extension) and alterations to rear ground floor openings

Drawing Nos: 0402-000.01, 0402-100.20A, 0402-300.00, 0402-100.21A, 0402-300.01B,  
Design & Access Statement 0402-DAS-03 (23.02.18).

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 The development hereby permitted shall be carried out in accordance with the

following approved plans:

0402-000.01, 0402-100.20A, 0402-300.00, 0402-100.21A, 0402-300.01B, Design & Access Statement 0402-DAS-03 (23.02.18).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The site is a 3 storey building which is in the process of being converted into 3 self contained flats (planning permission reference: 2013/6360/P). The internal conversion works are substantially completed on the site.

The single storey rear extension would replace an existing lean-to extension to the rear of the existing outrigger. It would measure 2.2 m depth, 3.3 m width, 2.6 m height to eaves and 3.4 m height to pitch with a mono-pitched roof. It would be constructed from matching brickwork with a slate roof and timber framed doors. The application also proposes to brick up an existing window opening and provide a new replacement timber door on the inner side elevation of the replacement extension.

The proposed extension would be a subordinate addition to the building and its design and materials would be in keeping with the character of the building and area. The bricked up window and new door are a minor alterations which would also be in keeping with the design of the building.

The extension and alterations would not result in an amenity impact on any neighbouring properties.

The development would provide additional space for the existing ground floor flat which would increase to a 2 bed unit. This would still comply with the National Space Standards.

The planning history of the site has been taken into account when coming to this decision. No objections were received on this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, The London Plan 2016 and the National Planning Policy Framework 2012.

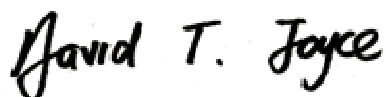
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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