



Application ref: 2018/1428/P
Contact: Emily Whittredge
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Date: 20 June 2018

Development Management
Regeneration and Planning
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Yiannis Pareas Chartered Architects
82 Mill Lane
West Hampstead
London
NW6 1NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
62A Menelik Road
London
NW2 3RH

Proposal: Erection of front extension to replace existing.

Drawing Nos: 603/100, 603/1, 603/2, 603/3, 603/4, 603/5A, 603/6A, 603/7.

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 603/100, 603/1, 603/2, 603/3, 603/4, 603/5A, 603/6A, 603/7.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to an attached two storey dwelling on the north east side of Menelik Road. The property is not listed and is not within a conservation area. Menelik Road is characterised by large semi-detached properties with deeply recessed side wings, many of which have been split off to form self-contained dwellings. The application property was originally a recessed wing to no. 62, and is not prominent within the street scene.

The proposal seeks to erect a front extension to replace a timber-framed glazed porch, measuring 2100mm deep, 2800mm to the eaves and 3466mm wide. It would have a monopitch roof 4000mm high. A number of similar front extensions have been carried out within Menelik Road to dwellings of the same type as No. 62A. By virtue of its scale, siting and detailed design, the development would not have an adverse impact on the host building or the wider street scene.

The depth, height and form of the enlargement would replicate the modest front extension at the neighbouring property No. 60, and is acceptable in design terms. The external materials, doors and windows would be traditional to match the host building, and are appropriate to the context. The extension would not impact on outlook or privacy of adjoining windows to either neighbouring property, and would not result in a loss of sunlight or daylight.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. The owners of No. 62 have indicated their support of the application.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1 and D1, and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with 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).

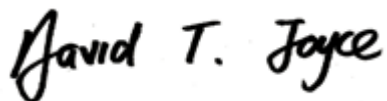
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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