

Application ref: 2018/2082/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 12 July 2018

**Development Management**  
Regeneration and Planning  
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MIDDLESEX  
HA9 8JT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**110 Maygrove Road**  
**London**  
**NW6 2ED**

Proposal:  
Erection of a single storey rear extension  
Drawing Nos: Site Location Plan, ST\_F18\_110\_MAY\_001 Rev D,

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: Site Location Plan, ST\_F18\_110\_MAY\_001 Rev D,

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would measure 4m (L) x 5.2m (W) x 3m (H). While it would occupy the full width of the rear elevation at ground floor level and be relatively large in depth, it would be set down two storeys from roof level and be no greater in overall bulk than the closet wings which characterise the street (but which are missing from this property). The painted render finish would be sympathetic to the side elevations of neighbouring outriggers and would not compete with the host building. The use of aluminium framed bi-folding doors would be acceptable on the rear elevation and would ensure that the rear extension would have strong visual and functional linkages with the garden.

The new outlooks to the roof of the extension and rear bi-folding doors would not result in significant overlooking and would not therefore harm the privacy afforded to neighbouring residential occupiers. Any overshadowing or loss of daylight to the residential occupiers of No. 108 is unlikely to be harmful considering the single storey nature of the development and existence of a two-storey closet wing to the south at No. 112.

No objections have been received at the time of determining this application. The planning history of the site has been taken into consideration in making this decision.

As such the development is in accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The application is also in general accordance with the London Plan 2016 and 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

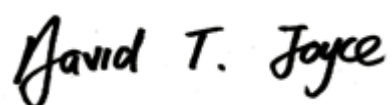
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS  
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden  
website or seek prior approval under Section 61 of the Act if you anticipate any  
difficulty in carrying out construction other than within the hours 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