

Application ref: 2018/2244/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 4 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Mr Guy Duhig
688 Fulham Road
London
SW6 5SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
53 Iverson Road
London
NW6 2QT

Proposal:

Erection of single storey side and rear extension at ground floor level.

Drawing Nos: 600_IVE_001, 600_IVE_010 REVB, 600_IVE_110 REVB, 600_IVE_020 REVB, 600_IVE_030 REVB, 600_IVE_110 REV C, 600_IVE_120 REV C, and 600_IVE_130 REV C.

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: 600_IVE_001, 600_IVE_010 REVB, 600_IVE_110 REVB, 600_IVE_020 REVB, 600_IVE_030 REVB, 600_IVE_110 REV C, 600_IVE_120 REV C, and 600_IVE_130 REV C.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The existing side passage would be partially enclosed with a light well and the proposed infill extension to the flank elevation would measure approximately 5.6m and extend a further 2.1m from the established building line to the rear, retaining more than half of the existing garden space. The proposed infill extension would be predominantly glazed and have a pitched roof design measuring between 2.3 to 2.9m in height (from ground floor level). The infill extension would be sufficiently set back from the proposed rear extension to ensure the original plan form to the rear of the property would not be completely lost as a result of the development. Similarly, the proposed rear extension would measure approximately 2.2m in depth, 4.3m in width and 3.0m in height and is considered to represent a subordinate addition to the host dwelling. The proposed door to the flank elevation would be replaced with double doors and no objection is raised with regard to its design and appearance.

Furthermore, the proposed development is not considered to have a significant impact on the appearance of the surrounding area, particularly given the prevalence of larger rear extensions to neighbouring properties, which give the terrace a varied character.

The size and scale of the proposed side infill and rear extensions would not have a significant impact on neighbouring amenity in terms of loss of light and outlook. The proposed side extension would have a 0.4m set back from the shared boundary wall with No.57 and its sloping pitched roof design would angle away from the adjoining property, ensuring no harm is caused to the amenity of the neighbouring occupants. Similar, the proposed rear windows would share the same outlook as the existing ground floor windows at the site and would not cause a loss of privacy as a result.

No objections were received following public consultation. The planning history of the site and surrounding area has been considered when determining this

application.

As such, the proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan (2017), London Plan (2016), Fortune Green and West Hampstead Neighbourhood Plan (2015) and the National Planning Policy Framework (2018).

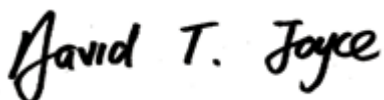
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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