

Application ref: 2018/2452/P  
Contact: Samir Benmbarek  
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Date: 11 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Peter Bell & Partners Architects  
44 Dale Street  
London  
W4 2BL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Cotleigh Road**  
**London**  
**NW6 2NL**

Proposal:

Erection of single storey rear infill/rear extension; formation of rear terrace at third floor level and alteration to existing rear window opening at third floor level to form door opening to dwellinghouse

Drawing Nos: 1313: 00; 100; 101; 102; 107a; 108; 28b; Photosheet.

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: 1313: 00; 100; 101; 102; 107a; 108; 28b; Photosheet.

Reason:

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

Informative(s):

- 1 The proposed single storey rear and side infill extension is subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of rear garden space and is considered sympathetic to its setting. The extension would be constructed of stock brick with aluminium sliding folding doors and GRP for the roofing. The location of the extension at the rear of the building would mean it has a limited impact upon the streetscene.

The formation of the terrace would include the installation of metal balustrading and the alteration to the existing rear window at second floor level to form a door which would gain access onto the terrace. These alterations are considered acceptable within the context of the terrace of buildings where there is a number of similar roof development such as at No. 19 (2015/4675/P) and No. 21 (2010/5070/P) Cotleigh Road which features doors or extensions intersecting the original eaves of the building.

Due to the proposed ground floor extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers.

The proposed roof terrace and associated rear door would not result in a loss of daylight, sunlight or privacy to neighbouring properties. The proposed terrace would not increase overlooking beyond the existing situation given that there are already windows at high level which face the rear.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 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.

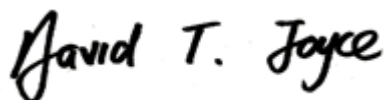
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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.

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