

Application ref: 2018/3435/P  
Contact: Charlotte Meynell  
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Date: 13 September 2018

**Development Management**  
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Louise Bouvier  
Flat 1, 4 Sherriff Road  
London  
NW6 2AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat 1, 4 Sherriff Road  
London  
NW6 2AP**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2016/3634/P granted 24/08/2016 (for single storey, ground floor rear extension including high level clearstorey window to west elevation), namely to remove new east side window; reduce height of extension and install new mono-pitched rooflights above; and alterations to design of glazing to rear of extension.

Drawing Nos:

Superseded drawings: 1012, 1013, 1014, 1015; 1016.

Revised drawings: 1501 AL(0)20 E; 1501 AL(0)21 F; 1501 AL(0)22 F; 1501 AL(0)23 E.

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 the original permission ref. 2016/3634/P dated 24/08/2016.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2016/3634/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1000; 1001; 1002; 1010; 1501 AL(0)20 E; 1501 AL(0)21 F; 1501 AL(0)22 F; 1501 AL(0)23 E; Site Location Plan.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission

The proposal would reduce the height of the approved extension from 4.0m to 3.0m, in line with the height of the existing extension to the adjoining neighbour Flat 2, 4 Sherriff Road, and the proposed extension would be set away 0.4m from the side boundary with Flat 2. Due to a reconfiguration of the internal layout of Flats 1 and 2, the approved east side window is no longer required and has been removed from the proposal. The positioning and design of the glazing to the rear fenestration of the approved extension would be altered, and the approved flat roof light would be replaced by a mono-pitched roof light with a height of 0.4m.

The proposal would represent a minor amendment to the approved development. The changes to the rear extension would not materially alter the overall appearance of the approved rear extension and the proposal would remain subordinate to the host building in terms of form and scale.

The removal of the east side window from the scheme is considered acceptable, as it would prevent a loss of privacy through overlooking into the rear habitable room of Flat 2 following the reconfiguration of the internal layout of the flats.

The replacement of the flat roof light with a mono-pitched roof light is considered acceptable in design terms, and there would be no impact on neighbouring amenity through potential light spillage due to the positioning of the roof light 2.8m from the rear fenestration of the building at first floor level.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 24/08/2016 reference 2016/3634/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1 and D1 of the Camden Local Plan 2017 and policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2016 and of 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning