

Application ref: 2018/3454/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 27 September 2018

Development Management
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Mr Vijay Patel
31 Meadow Road
Pinner
HA5 1EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Grange Gardens
London
NW3 7XG

Proposal:
Erection of a single storey rear extension and replacement door and window to side elevation of dwelling house (Class C3)

Drawing Nos: (5GG.)OS.01, D-A.01, EXST.ELEV.01, EXST.PLAN.02, EXST.PLAN.03, EXST.PLAN.01, PROP.ELEV.04, PROP.PLAN.05, PROP.PLAN.06

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 (5GG.)OS.01, D-A.01, EXST.ELEV.01, EXST.PLAN.02, EXST.PLAN.03, EXST.PLAN.01, PROP.ELEV.04, PROP.PLAN.05, PROP.PLAN.06.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location, and respects the original design and proportions of the host building and respects the character and setting of neighbouring buildings. The proposed alterations to extend beneath the existing overhang to the rear elevation at ground floor level, would not result in a footprint beyond the existing rear building line of the first floor. The proposed alterations to the rear elevation are considered a minor alteration which encloses the undercroft with full height glazing that would match the design and materials of the existing windows. As such, the proposed extension is considered acceptable in terms of its design and appearance. The alterations to the fenestration to the side elevation would match the design of existing windows and would be fixed and obscure glazed.

Due to the proposed extension's size and location, it would be an appropriate height beneath the existing boundary walls which would have limited visibility and minimal impact on the character and appearance of the surrounding Hampstead Neighbourhood Area. The proposed extension allows for the retention of a reasonable sized garden and would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook or privacy.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017, and policy DH1 (Design) of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2016 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).

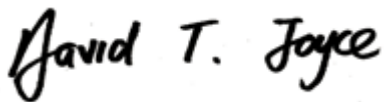
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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