

Application ref: 2018/3219/P
Contact: Emily Whittredge
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Date: 1 November 2018

Development Management
Regeneration and Planning
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Resi
Corner Keeton's Road & Collett Road Bermondsey
London
SE16 4EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Aldred Road
London
NW6 1AN

Proposal:
Single storey rear bay extension.
Drawing Nos: Site Location Plan, 528-01, 528-02, 528-03, 528-04, 528-05.

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, 528-01, 528-02, 528-03, 528-04, 528-05.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks to replace a traditional rear bay window extension at ground floor level with a contemporary glazed extension 1.4m deep, 2.9m high and 2.5m wide. Rear bay windows are not a common feature of the terrace, which has been subject to substantial rear extensions. As such, the replacement of the existing bay with a contemporary glazed extension would not result in harm to the host property or the terrace.

The proposed contemporary bay extension with flat roof and full height glazing represents a high quality extension that would not have an adverse impact on the host building. By virtue of its modest scale, the extension would not cause a loss of privacy, light or outlook to adjoining occupiers.

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

The proposed development is in general 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 proposed development also accords with 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

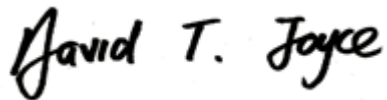
Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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