

Application ref: 2018/4201/P
Contact: Matthew Dempsey
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Date: 14 November 2018

Development Management
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UKSmartbuild
9 Cheapside parade
North Circular Road
London
N13 5ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Minster Road
London
NW2 3RG

Proposal:
Single storey rear extension with 2 x roof lights and veranda to rear.
Drawing Nos: Site Location Plan, 01 A, 02 A, 03 A, 04 A, 05 A, 06 A, 07 A, 08 A, 09 A.

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.

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The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan, 01 A, 02 A, 03 A, 04 A, 05 A, 06 A, 07 A, 08 A, 09 A.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission:

The site is located on the corner of Minster Road and Somali Road. The property is a semi-detached single family dwelling house. It is not listed or within a conservation area.

A previous application to include a ground floor extension in the same location was approved some time ago but not implemented, ref: 2006/4687/P.

This proposal is to extend the property at the ground floor, to be in line with the existing closet wing of the host building, and also to be level with the existing neighbouring extension. It is not considered to have any adverse impact on neighbouring amenity.

2 x roof lights are proposed in the new flat roof extension. These are considered acceptable as the glazing will be opaque. There are no overlooking issues.

The proposed extension will be constructed from bricks to match the existing property. New aluminium double glazed patio doors are proposed to open out from the newly formed space within the new extension and adjoining closet

wing.

The topography of the site drops towards the rear. The applicant proposes to install a raised platform with steps to allow access to and from the house and garden. The platform will be constructed from a concrete base and a micro-cement cover. 2 x sets of small steps are proposed, One to the rear and One to the side.

The proposed extension will not be visible from the public realm as the topography, existing closet wing and boundary fencing will shield the development from anyone passing along Somali Road. It will not be visible from Minster Road.

It is considered that by reason of the siting, scale and design of the proposed addition, it would not result in undue harm to the residential amenities of neighbouring properties.

No comments were received in relation to this scheme 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, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012 and the Fortune Green and West Hampstead Neighbourhood Plan 2015.

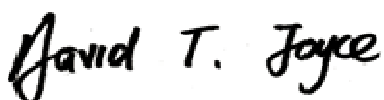
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 Joyce
Director of Regeneration and Planning