

Application ref: 2018/4325/P  
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Date: 22 November 2018

**Development Management**  
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CON FORM ARCHITECTS  
Block B Unit 303  
Tower Bridge Business Complex  
100 Clements Road  
London  
SE16 4DG  
England

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**5 Achilles Road**  
**London**  
**NW6 1DZ**

Proposal:  
Erection of single storey infill rear extension, to single family dwelling (Class C3).

Drawing Nos: 001; 101; 102; 103; 104; 111; 201 Rev P2; 202; 204; 211 Rev P2;  
Design and Access Statement September 2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

001; 101; 102; 103; 104; 111; 201 Rev P2; 202; 204; 211 Rev P2; Design and

Access Statement September 2018.

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, details of the materials to be used for the infill extension, to include product specifications and sample shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and any approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension would project along the boundary with no. 3 Achilles Road and the host building's two-storey outrigger. The extension would be subservient to the host building and would respect and preserve the original design and proportions of the building. The neighbouring properties have been extended previously in a similar manner, and this contributes to the character of the terrace and street. The proposed material to be used for the infill extension is marble, which adds a different texture but is considered to complement the host building. Details of the material would be secured by means of condition.

Above the proposed infill extension, the proposal includes a new high level window within the main rear wall, which is considered acceptable due to its size and projection.

The proposal includes replacement of existing double doors to the outrigger rear wall, with large glazed metal framed doors. The proposed doors would have thin frames and integrate well within the host building outrigger and infill extension.

In terms of impact on the amenity, the proposed extension and alterations, due to their scale, projection and detailed design are not considered to cause harm to the amenity of the neighbouring occupiers in term of loss of light, outlook or loss of privacy.

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

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017, and policy D2 of Fortune Green and West Hampstead Neighbouring Plan 2015. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

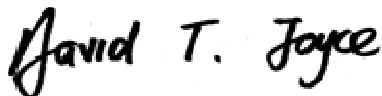
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service (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.
- 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 Joyce  
Director of Regeneration and Planning