

Application ref: 2018/3686/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 22 November 2018

Development Management
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London Borough of Camden
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D.Chandler Architectural Design Ltd.
61 Gernon Road
Letchworth
SG6 3HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
52 Dynham Road
London
NW6 2NR

Proposal:

Proposed side return extension to the rear elevation at ground floor level.

Drawing Nos: 001 and 002 REVB.

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: 001 and 002 REVB.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill extension would be located to the rear elevation along the boundary with no.50 Dynham Road and would not project beyond the established rear building line at the site. The proposal is considered to represent a subordinate addition to the two-storey terrace property that would still allow for sufficient private amenity space to be retained. The proposal would result in it being visible in some private views from the Cotleigh Road. However, given its size and setting the proposal would not have a visual impact that would be detrimental. The proposed extension would measure approximately 1.6m in width, 5.7m in depth and 3.1m in height; this is similar in height with no.50 Dynham Road's rear infill addition.

Though the extension would have an impact on the architectural composition of the building group, the impact is considered to be acceptable given its limited prominence. As such, the proposal would not have a detrimental impact on pattern and symmetry in the terrace in the context with the neighbouring properties.

The alteration proposed to the rear façade is considered acceptable, the proposed aluminium bi-folding door would not harm the character and appearance of the host building nor would the design have an impact on the wider terrace.

The extension would be constructed using materials that match the host property, which would ensure it appears as a continuation of the architectural style rather than an incongruous addition.

The proposed side extension by reasons of its location, bulk and scale would not have a detrimental impact with daylight/sunlight with the amenity. Neither would it impact on the outlook nor would the extension impact with a sense of enclosure given that the extension at no.50 Dynham Road does not consist of windows to the flank elevation. The proposal therefore complies with policy A1 of the Local Plan 2017.

No objection was received following statutory consultation and 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 the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

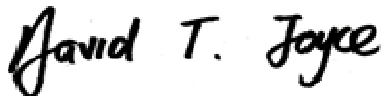
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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