

Application ref: 2018/1959/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 16 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
NW4 4AR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:

**6 Fairhazel Gardens  
London  
NW6 3SG**

Proposal:

Erection of single storey ground floor rear extension.

Drawing Nos: FAGAR-E002, FAGAR-E001, FAGAR-P003, FAGAR-P002, FAGAR-P001, FAGAR-E101 A, FAGAR-S001, FAGAR-L001, FAGAR-E102 A, FAGAR-P104 A, FAGAR-S101 A, FAGAR-L101 A, FAGAR-P102 A, FAGAR-E101 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: FAGAR-E002, FAGAR-E001, FAGAR-P003, FAGAR-P002, FAGAR-P001, FAGAR-E101 A, FAGAR-S001, FAGAR-L001, FAGAR-E102 A, FAGAR-P104 A, FAGAR-S101 A, FAGAR-L101 A, FAGAR-P102 A, FAGAR-E101 A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and simple design of the proposed ground floor rear extension is considered to represent a proportionate addition that would not cause harm to the appearance of the host dwelling. Whilst the proposal would have some visibility from the surrounding public realm it would not appear at odds with, or cause harm to, the existing built environment, which has a varied character including single storey lock up garages and large double height rear projections to the buildings opposite.

The rear garden of the application site is largely covered in hardstanding and more representative of a yard rather than a verdant amenity space. Therefore, whilst the proposal would occupy a significant part of this space, it would still retain an amenity area of approximately 12sqm which is considered sufficient for the occupiers of the dwelling.

The size, scale and location of the proposed ground floor rear extension would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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).

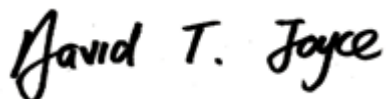
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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