

Application ref: 2018/5802/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 4 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

USL Architects
7 Progress Business Centre
Whittle Way
Burnham
Berkshire
SL1 6DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
18 Kingdon Road
London
NW6 1PH

Proposal:

Erection of single storey rear extension and fenestration alterations to rear elevation.

Drawing Nos: KRL/EX/100; KRL/EX/101; KRL/EX/200; KRL/EX/400; KRL/EX/401;
KRL/PL/100 Rev.A; KRL/PL/101 Rev.A; KRL/PL/200 Rev.B and KRL/PL/402 Rev.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 The development hereby permitted shall be carried out in accordance with the following approved plans:

KRL/EX/100; KRL/EX/101; KRL/EX/200; KRL/EX/400; KRL/EX/401;
KRL/PL/100 Rev.A; KRL/PL/101 Rev.A; KRL/PL/200 Rev.B and KRL/PL/402
Rev.A.

Reason:

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

- 3 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a rear extension at lower ground floor, it will match the rear building line of the existing rear outrigger on the host property. Revised plans were received reducing down the scale of the extension and it is now considered to be a subordinate addition to the host property and its depth would not disrupt the established rear building line of surrounding properties along this side of Kingdon Road. Similar infill extensions are present at No. 24 and 2 Kingdon Road which form part of the same terrace. Sufficient outdoor amenity space will be retained. The extension will be clad in timber with a set of timber double doors on the rear elevation. The extension would be screened from the street behind the existing dwelling and would not be visible in any public view/streetscene. The modern design and materials would allow the development to be read as a later addition to the building and given its location at lower ground it is not considered to detract from the character and appearance of the host property, terrace or wider area.

The extension is modest in scale and will only project 2.3m in depth, with a height of 3m and is set off the shared boundary. It is considered not to have a harmful impact on any neighbour's amenity in terms of loss of light, privacy or outlook. A condition will be attached to the planning permission to prevent the flat roof from being used as a terrace.

The replacement of the rear door at lower ground floor with a sash window was granted under ref. 2018/5470/P. It is considered that it is still acceptable in terms of its character and appearance and amenity impacts.

Two objections were received and duly considered prior to making this decision, these are summarised in a consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policy 2 of the Fortune Green and West Hampstead

Neighbourhood Plan (2015), policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

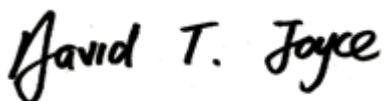
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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