

Application ref: 2018/6365/P
Contact: Thomas Sild
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Date: 11 March 2019

Development Management
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Ms Anamaria Pircu
86-90, Paul Street
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Richborough Road
London
NW2 3LU**

Proposal:

Erection of single-storey rear extension

Drawing Nos: Site location plan, P002, P003, P004, P005 Rev 01, P006 Rev 01, P007

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 [and D2 if in CA] 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: Site location plan, P002, P003, P004, P005 Rev 01, P006 Rev 01, P007

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application seeks planning permission for the development of a single storey rear extension to infill the side return and extend to a max 1.6m beyond the existing closet wing at ground floor level. The structure would not be visible to the street and is considered subordinate in scale relative to the host building. The extension would be finished in brick to match the main house. The design was revised to retain the existing ground floor transom window above the roof slope, to better conserve the building's integrity. Overall, the proposed development would not be detrimental to the appearance of the host building nor its surroundings.

The extension would run alongside the boundary with no. 5 Richborough Road for a distance of 6.6m at an additional height of 0.3m higher than the existing 2.0m high brick boundary wall. The additional height of development is not considered to result in significant impact on this neighbour's amenity.

The additional max 1.6m rearwards projection closest to no. 7 would be separated by a distance of 1.8m from the neighbour boundary. This scale and siting of development would not result in significant impact to the amenity of neighbouring occupants.

The proposed extension would still allow for the retention of a sizeable, useable garden space.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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).

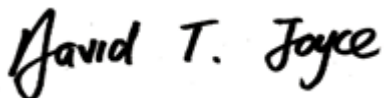
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 2019.

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