

Application ref: 2017/4257/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 20 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Lacey & Saltykov Architects Ltd
7 Ridgmount Street
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WC1E 7AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
5 Westbere Road
London
NW2 3SP

Proposal:

Erection of single storey rear extension (following removal of existing conservatory).

Drawing Nos: 1305-A-SP-01, 1305-A-GA-EL-01_Rev.B, 1305-A-GA-EL-02_Rev.A, 1305-A-GA-PL-01_Rev.B, 1305-A-GA-PL-02_Rev.B, 1305-A-GA-PL-11_Rev.B, 1305-A-GA-PL-12_Rev.B, 1305-A-GA-SC-01_Rev.B & 1305-A-GA-SC-02_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 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: 1305-A-SP-01, 1305-A-GA-EL-01_Rev.B, 1305-A-GA-EL-02_Rev.A, 1305-A-GA-PL-01_Rev.B, 1305-A-GA-PL-02_Rev.B, 1305-A-GA-PL-11_Rev.B, 1305-A-GA-PL-12_Rev.B, 1305-A-GA-SC-01_Rev.B & 1305-A-GA-SC-02_Rev.A.

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

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storey (plus loft addition) semi-detached property on the south-western side of Westbere Road. The property is located outside of a conservation area and there are no nearby listed buildings.

Proposed is the erection of a single storey rear extension (2.9m depth, 3.3m height, 4.2m width) to replace an existing rear conservatory of similar dimensions. The addition would be finished in matching materials with a flat roof and roof light above. The proposal originally included the formation of a basement with associated rear lightwell, however this has been omitted from the scheme.

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it. The alteration would not result in harm to the character or appearance of the property and by reason of its siting to the rear of the house at ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials to the host building comprising matching brickwork which would continue the finish of the rest of the property. The proposal would not result in harm to the character or appearance of the property or surrounding area and is on this basis deemed to be acceptable.

The proposal by reason of its siting, scale and design is considered to be acceptable in terms of its impacts on neighbouring residential amenities.

One objection was received following public consultation on the scheme, this raised concerns primarily with the now omitted basement element, the objection has been duly noted. The Fortune Green & West Hampstead Neighbourhood Forum raised no objections to the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015, policies D1

& A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the 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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer