

Application ref: 2019/0107/P
Contact: Matthias Gentet
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Date: 25 March 2019

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

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Sixty Two Limited
64 Vernon Avenue
Raynes Park
London
SW20 8BW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
13 Fordwych Road
London
NW2 3TN

Proposal: Erection of a single storey side and rear wrap around extension to a ground floor garden flat (Class C3).

Drawing Nos: Tree Report (28/01/2019); Tree Protection Plan (dated 20/01/2019); 1449-10 - Design and Access Statement; [1449-] 01 (Site Location Plan), 02, 03, 04, 05.

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: Tree Report (28/01/2019); Tree Protection Plan

(dated 20/01/2019); 1449-10 - Design and Access Statement; [1449-] 01 (Site Location Plan), 02, 03, 04, 05.

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

- 3 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey wrap-around rear extension would measure approximately 6.2m wide x 2.9m high x 10.6m deep, with a small courtyard to provide light into the ground floor rear room. The width of the extension would not exceed the width of the host property and thus would retain the existing access to the rear garden by means of a 1m side passage.

The new extension would be constructed of matching brickwork (a sample panel of which will be secured by condition) with bi-folding doors and a flat roof with 3no skylights. It is noted that rear extensions have been erected to the rear of the closet wing at Nos. 21 and 25, and a rear extension of similar size, design and footprint to the current proposals was recently granted planning permission at No.1 in 2016 under application reference: 2016/4917/P. Given the nature of neighbouring development, the proposed wrap-around rear extension is considered to be acceptable and would not be out of character in this context. With regards the design and the materials, the proposed brickwork would ensure the extension was sympathetic to the host building, and although the proposed bi-folding doors are more contemporary in appearance, are considered acceptable in this location where they would be subject to limited private views.

Although fairly large in footprint, the proposed extension would retain a large rear garden of over 107sqm and is not considered to compromise the quality of the existing outside amenity space. The presence of the existing boundary treatment, ample vegetation (tall trees), and the design and orientation of the extension would partly obscure views of the development from surrounding properties - in particular the residential estate to the rear of the site. The proposed extension would project beyond the rear building line with No15 Fordwych Road by approximately 2.5m. Nevertheless, given the relationship between the extension and the neighbouring property, it is not considered to significantly impact on the amenity of the neighbouring occupier in terms of loss of light, outlook or increased sense of enclosure due to the existing boundary treatment.

The proposals include the creation of a new side window at ground floor level, located at the same height - 2.2m from ground level to top of the window - as the existing side windows on the current extension. Given the 1m gap provided by the side passage, between the side elevation and the neighbouring fence and present vegetation, it is considered that loss of privacy and/or over-looking would be negligible.

The development would require the removal of 1 x Hazel tree. The Council's Trees & Landscaping Officer has reviewed the submitted Arboricultural Report and does not object to the loss of this tree given its low amenity value.

Prior to making this decision, two objections from the same neighbouring resident were received, and duly taken into consideration. The site's planning history and relevant appeal decisions 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 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer