

Application ref: 2018/1463/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 10 April 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

Marc Dillon
27 Ulysses Road Fortune Green Westhampstead
London
NW6 1ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27 Ulysses Road
London
NW6 1ED

Proposal: Erection of single storey side and rear extensions to the rear at ground floor level.

Drawing Nos: 01 REVA, 02 RA, 04 RA and Ordnance Survey Map commissioned by UK Map Centre.

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 01REVA, 02REVA, 04 REVA and Ordnance Survey Map commissioned by UK Map Centre.

Reason:

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

- 4 The proposed window shall be timber framed sash windows to match the design and appearance of the upper floor windows.

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 rear and side infill extensions are subordinate in scale and location to the two-storey host building and would respect the character and setting of the surrounding area. The simple modern design of the extension would be proportionate to the size and bulk of the building and the proposed brickwork would match the existing aesthetics of the host building, a condition would be attached to ensure that the proposed window[s] would be timber framed. There would be no views of the extension from the public realm. Furthermore, the proposed extension would retain a sufficiently sized rear garden.

There are many similar type extensions on the terrace at Nos.16, 18, 20, 25 and No.26 Ulysses Road, therefore the proposal is considered to be in keeping with the prevailing form of development in close proximity to the host building.

The proposed Velux roof lights to the front and rear elevation would be flush with the existing roof slope and are characteristic of the area. As such, no objection is raised on account of its design and appearance.

The proposed infill extension would be constructed along the boundary with no.25 that consist of an infill and rear extension, there is no windows to the flank elevation and the proposed infill extension would not project any further than the neighbours infill addition. Therefore, owing to its limited bulk and location the proposed side extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. In regards to no. 29 the rear extension would not have any undue harm given its size, scale and setting.

No objection was received before making this decision. 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; Policy A9 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015 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



Daniel Pope
Chief Planning Officer