

Application ref: 2019/0830/P  
Contact: Rachel English  
Tel: 020 7974 2726  
Date: 2 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

GSE  
64A Canfield Gardens  
London  
NW6 3EB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Cleve Road**  
**London**  
**NW6 3RR**

Proposal: Erection of replacement single storey rear extension.

Drawing Nos: (2019-2-1) P01, P02, P03, P04, P05, P08, P09, P10, (2019-2-27) P06A, P07A.

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 policies D1 and D2 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:

(2019-2-1) P01, P02, P03, P04, P05, P08, P09, P10, (2019-2-27) P06A, P07A.

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

- 4 The flat roof of the rear extension shall not at any time be used as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 application site is a semi-detached single family dwellinghouse located on the north side of Cleve Road. The building sits within the South Hampstead Conservation Area and within the Fortune Green and West Hampstead Neighbourhood Area. There are existing single storey rear extensions to the rear of the building and it is proposed to replace the extension adjacent to the boundary with number 4 Cleve Road, widening the extension by 2.7metres. The proposed height and width of the extension would not differ from existing.

The additional width of the replacement extension would not detract from the character and appearance of the host building and it would remain secondary to the host building. The proposed materials would be appropriate with bricks to match the existing house and glazed doors. The extension would be in line with the aims of policies D1 and D2 of the Camden Local Plan.

Policy A1 seeks to protect the residential amenity of neighbouring occupiers. The proposed extension would not cause any loss of light or loss of privacy to neighbouring properties as the height and depth of the extension would not increase. It is recommended that a condition is added to ensure that the flat roof is not used as a terrace in order to prevent overlooking to neighbouring properties.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 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



Daniel Pope  
Chief Planning Officer