

Application ref: 2019/1557/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 4 June 2019

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

s25 Architects  
Rear of 157 Forest Road  
Walthamstow  
E17 6HE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**38 Iverson Road**  
**London**  
**NW6 2HE**

Proposal:

Erection of ground floor single storey rear extension.

Drawing Nos: I002-SSRE-PP03-00\_REV\_1 (Site Location Plan), I002-SSRE-PP03-01\_REV\_1, I002-SSRE-PP03-02, I002-SSRE-PP03-03, I002-SSRE-PP03-04\_REV\_1, I002-SSRE-PP03-05\_REV\_1

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 [I002-SSRE-PP03-00\_REV\_1 (Site Location Plan), I002-SSRE-PP03-01\_REV\_1, I002-SSRE-PP03-02, I002-SSRE-PP03-03, I002-SSRE-PP03-04\_REV\_1, I002-SSRE-PP03-05\_REV\_1]

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

Informative(s):

- 1 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.

- 2 Reasons for granting permission.

The proposal is a single storey rear extension to a three storey terraced Victorian house that has an existing two storey rear outrigger. The building is part of a row of seven houses of similar type. The site is not located within a conservation area nor is the property a listed building. The building is in use as flats with the application site relating to the ground floor flat.

There is no established pattern of rear extensions to this section of the street and the outrigger does not appear to be original as it is not common to all of the houses of this type. Both of the neighbouring properties have rear extensions at ground floor that project beyond the outrigger of no.38.

The proposed extension would create a staggered plan form to the rear, infilling the external space adjacent to the outrigger and wrapping across the rear with a further projection outwards. In general, full width, fully glazed rear extensions are not encouraged, however the narrowness of the plot and the proposal to flank the extension on either side with wide brick returns reduces the width of glazing so retaining a sense of solidity to the base.

The proposed extension would be largely contained by existing development of neighbouring properties on either side. There is a modest further projection of 1.2m beyond the neighbour's extension on one side, this staggered plan form is preferred to a flat rear elevation as it retains a sense of the informality and fine grain that is characteristic of the rear of this group of buildings.

Policy A1 seeks to protect the residential amenity of residents from development. The extension would not project beyond, or rise above, the neighbouring extension to the south-west. Therefore the extension would not cause a loss of light or increase a sense of enclosure to the occupiers of this property. The windows on the side elevation of the deeper projection would look onto the blank wall of the neighbouring extension, therefore not giving rise to overlooking.

The proposed extension would project beyond the neighbouring extension to the south-east by 1.2m. Given the small increase in depth it is not considered that there would be a significant loss of outlook or added sense of enclosure to this property. The extension would comply with the 45 degree test when measured in plan. It is noted that the rear elevation is south-facing and therefore access to light would not be compromised for the neighbouring occupiers.

No objections or comments were received prior to making this decision. The proposal is in accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposal also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposal also accords with the London Plan 2016 (as amended) and the NPPF 2019.

- 3 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).
- 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