

Application ref: 2019/1763/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 15 July 2019

Development Management
Regeneration and Planning
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4orm
1-5 Offord Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1, 39 Achilles Road
London
NW6 1DZ

Proposal: Erection of a single storey rear extension.

Drawing Nos: 415-39NW61DZ-X.01(Recieved 02 April 2019), A-100_a, A-110_a, A-200_a, A-300_a (Recieved 10 July 2019)

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: 415-39NW61DZ-X.01 (Received 02 April 2019), A-100_a, A-110_a, A-200_a, A-300_a (Received 10 July 2019).

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed single storey rear extensions would wrap around the host property's three storey rear projection at ground floor level. It would project from the main rear wall into the rear garden infilling the existing side return space and project off the rear projection's rear wall to a depth of 2.67m.

The proposed extension would comprise a flat roof design at a height of 3.1m along the boundary with No.37 with No.41. The extension's scale would allow it to appear visually set down below with the context of the host property's rear elevation.

Officers consider the proposed extension would appear as a contemporary addition within the context of the host property's rear garden area. Furthermore, it would have a similar scale and bulk to an existing extension at No.37 (2015/3612/P - Granted in 2015). Therefore officers consider the proposed extension would be acceptable within the extension of the rear garden area.

The proposed extension would sit within a northerly facing rear garden and be flanked by an existing single storey rear extension along its boundary with No.37 and arrive flush with its rear. It would have a depth of 2.67m with a height of 3.1m along its boundary with No.41. Given its orientation and position within the rear garden area, officers do not consider the proposed extension would give rise adverse loss of light or overshadowing impact on the property at No.41 as a result of its orientation within the rear garden area.

The proposed extension's modest depth of 2.67m along its boundary with No.41 together with its height of 3.1m would be considered moderate within this context. Therefore, would not result in a harmful increase in sense of enclosure of adverse overbearing impact.

Officers do not consider the proposed rear extension, glazed rear door and

skylights would result in unacceptable overlooking impact. Similarly given the proposed extension's scale it is not considered that the proposed skylights would result in harmful level of light pollution.

No objections were received from neighbouring properties following statutory consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 3 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.
- 4 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer