

Application ref: 2019/0639/P
Contact: Samir Benmbarek
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Date: 26 April 2019

Development Management
Regeneration and Planning
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Your Architect Ltd
Estoril
181 Uxbridge Road
Harrow
HA36TP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat Ground Floor
97 Priory Road
London
NW6 3NL

Proposal: Erection of single storey rear extension with associated alterations and rear garden decking to ground floor flat.

Drawing Nos: 18_044: S0; S1; S2; S3; S4; S5; S6; P0A; P1A; P2A; P3A; P4A; P5A; P6A; Design & Access Statement.

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 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:

18_044: S0; S1; S2; S3; S4; S5; S6; P0A; P1A; P2A; P3A; P4A; P5A; P6A; Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

Within the existing context, the proposed single storey rear extension is considered subordinate to the host dwelling in terms of its form, scale and proportions. It would extend an additional 1.1m from the existing rear elevation (rear conservatory) at ground floor level. The extension would retain a large proportion of rear garden space and therefore would retain the open character present within the large gardens of the vicinity.

The extension would be constructed from matching brickwork and and roofing with aluminium framed windows and sliding doors. The material choice of windows is an improvement from the existing uPVC framing of the existing conservatory extension. The proposed side windows of the extension appropriate its design. At the roof level of the extension (first floor level), the proposed rooflights on the extension are considered acceptable in its quantity and scale.

Associated alterations to the flat include the replacement of an existing rooflight and the alteration of an existing side window to a door. These alterations are considered appropriate in its design and these alterations would not be visible from the public realm as well as the extension. The proposed decking at the rear of the extension is considered acceptable and it is noted that in conjunction with the rear extension or on its own there would still be a considerable proportion of garden space retained.

Overall, the proposed works are considered to not detract from the character and appearance of the host building or the wider conservation area.

The proposed works are not considered to adversely impact upon the amenity of adjoining residential occupiers. This is including the introduction of the 2x side windows at ground floor level which would not result in overlooking to neighbouring properties and the proposed decking in which its height within the rear garden would also not result in adverse overlooking.

One comment was revived and duly noted prior to making this decision. The

application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 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).

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