

Application ref: 2019/2829/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 28 October 2019

**Development Management**  
Regeneration and Planning  
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Damon Peddar  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Flat**  
**21 West End Lane**  
**London**  
**NW6 4NU**

Proposal: The erection of a single storey rear extension at lower-ground level.

Drawing Nos: 190529/01; 190529/02; 190529/03; 190529/04; 190529/05 REVA;  
190529/06 REVA; 190529/07 and 190529/08 REVA.

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: 190529/01; 190529/02; 190529/03; 190529/04; 190529/05 REVA; 190529/06 REVA; 190529/07 and 190529/08 REVA.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located in a terrace of nine properties on the northern side of West End Lane with rear gardens facing Birchington Road, largely screen by the rear boundary fence and greenery, with limited visibility from the public realm. Planning permission is sought for the erection of single storey extension to the rear at lower-ground floor level, the proposed rear extension would project across the full width of the building.

The host building and neighbouring no.23 have rear infill additions, and it is proposed to erect a full width extension measuring approximately 3.0m in depth, 2.9m in height and 5.6m in width beyond these. The extension would be constructed using reclaimed London stock brick with double glazed aluminium doors and the proposed extension would be subservient in terms of location, form, scale, proportions, dimensions, detailing and the proposed extension would respect the architectural period and style of the host building.

The size and scale of the proposed single storey rear addition would ensure a large proportion of the rear garden would be retained. On the site's boundary treatment to the east and west sides have a mixture of brick with timber fence; the proposed extension would project above the existing boundary fence by 1.4m. It is considered that whilst there may be some impact with loss of light with the neighbouring property the harm would not be detrimental to warrant a refusal in this instance. In regards to loss of outlook and privacy, given the open nature of the existing garden it is not considered that if implemented the extension at lower ground floor level would not have a significant impact.

It is proposed to partially demolish the external staircase leading up the garden level, the new hard landscaping arrangement is considered suitable for the site and no objection is raised in regards to the design and appearance.

An objection was received from 19A West End Lane prior making this decision and concerns were raised in regards to the notification procedure. Namely, the lack of consultation letters and safety & security of the site during construction. However, notification was undertaken via a site notice that was displayed on the lamppost outside of the host building. This meets the requirements of the Council's Statement for Community Involvement (2016). The Council promotes the use of electronic methods of consultation through email alerts together with

site and press notice, where applicable. The garden has step access to the upper ground floor that consists of a low boundary wall with timber fencing; given the height and depth of the extension being proposed it is unlikely that the extension would exacerbate security concerns above the existing situation.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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