

Application ref: 2019/4584/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 18 December 2019

Development Management
Regeneration and Planning
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Copesticks
39 Tudor Hill
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B73 6BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
9 Medley Road
London
NW6 2HJ

Proposal: Variation of condition 3 (Approved Drawings) of planning permission ref: 2018/5824/P granted on 30/01/2019 for 'Erection of single storey rear infill extension and replacement of ground floor rear window with door'. Namely to change the pitched roof of the infill extension to a flat roof.

Drawing Nos: Superseded: P401
Amended: 17308-P501

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 the original planning permission ref: 2018/5824/P dated 30/01/2019.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no. 3 of planning permission 2018/5824/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: 17308-P501; S401; S402; S403; Planning Statement (Last received 10/09/2019)

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

- 4 The roof of the single storey infill extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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 Reason for granting permission:

The variation proposal seeks to amend the approved single storey rear infill extension, namely to change the pitched roof of the infill extension to a flat roof.

The proposed flat roof with rooflights will replace the approved pitched roof. The height of the infill extension will remain unchanged but the eaves will be raised. It is considered the flat roof would be more in keeping with the character and appearance of the existing three-storey rear extension and host building. It should also be noted that flat roof was the preferred option of the Officer who approved the original application ref: 2018/5824/P. Overall, the variations are considered appropriate in design terms and given the location of the infill extension, it would have limited visibility and would preserve the character and appearance of the host property.

Given the modest nature of the proposed alterations, the amendment would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2018/5824/P dated 30/01/2019. In the context of the approved scheme, the proposed amendment is considered to be minor and

would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal 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 policies of the London Plan 2016 and 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).
- 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.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer