

Application ref: 2019/6198/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 12 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**73 Broomsleigh Street
London
NW6 1QQ**

Proposal: Erection of single storey rear side extension.

Drawing Nos: SK01-P2, SK03-P5, SK02-P2, SK04-P6, SK05-P2, SK06-P2, SK07-P4,
SK08-P4, SK09-P1, SK10-P3, Location Plan

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [SK01-P2, SK03-P5, SK02-P2, SK04-P6, SK05-P2, SK06-P2, SK07-P4, SK08-P4, SK09-P1, SK10-P3, Location Plan]

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side infill extension is considered subordinate to the host building in terms of its form, scale and proportions. It would not encroach further than the existing terminating depth of the rear closet wing. The proposed extension would be constructed from stock brick with a pitched roof and would feature 3x rooflights that are acceptable in their quantity and scale. Due to its location at the rear of the main building it would have a limited impact upon the street scene. The proposal would fit well within the surrounding context, where it is noted that a similar extension was approved at 63 Broomsleigh Street Ref. 2018/3392/P dated 10/10/2018. Overall the proposal is considered to be acceptable in terms of its siting, scale, design, and material finish and would not result in harm to the property or surrounding area.

Given the siting of the proposal, the only possible impacts on neighbouring amenity could be to no.75 Broomsleigh Street, where the height would be increased to 2.5m on the boundary. Given the context and boundary treatment it is considered that this would not result in an unduly harmful loss of light or outlook to this property. There are considered to be no unduly harmful amenity impacts as a result of the proposal.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1 and D1 of the London Borough of 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 National Planning Policy Framework 2019.

- 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 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.

- 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



Daniel Pope
Chief Planning Officer