

Application ref: 2019/5707/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 3 March 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

PAD
4 Abbot's Place
London
NW6 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
146 Maygrove Road
London
NW6 2EP

Proposal: Erection of rear and side 'wrap around' ground floor extension and enlargement of rear window at first floor.

Drawing Nos: PSP.00, PP.01, PP.02A, EX.01, EX02, LOC.00 and Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Drawing Nos: PSP.00, PP.01, PP.02A, EX.01, EX02, LOC.00 and Design and Access Statement (Last received 12/11/2019)

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

- 4 The roof of the extension hereby permitted shall not be used for amenity purposes as a roof terrace.

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.

Informatives:

- 1 Reasons for granting permission:

The application site contains a three-storey mid-terrace dwellinghouse. It is not located in a Conservation area nor is it not listed. The proposal includes the erection of rear and side 'wrap around' ground floor extension.

The new extension will extend into the rear garden by 3m and the side will be built up to the boundary with No. 144 Maygrove Road with a rear lightwell in between the new extension and the existing rear elevation to provide light into a proposed bedroom. It will be finished in brickwork and the windows and doors will be timber to be in keeping with character of the rear elevation of the terrace. The roof of the rear extension will be flat with side slopes down to 2m on the rearmost element. The extension will also have 3x rooflights to allow more light into the new kitchen and dining room. Given its design, materials, location at the rear of property and the existence of a similar extension at No. 150 Maygrove Road, it is considered the extension would not be out of keeping with the character and appearance of the host property and wider area.

As no windows are proposed on the side elevation, the proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

Two objections from neighbours were received with a concern that the proposed development will affect the value of property and that the party wall was too high and oppressive and will reduce light into the neighbouring terrace. However, as the side elevation wall of the extension is only 2m high and the rear extension will only be 3m deep from the existing rear elevation, it is considered the level of harm will not materially impact the neighbouring amenities. The impact of domestic development on property values is not a planning consideration.

The 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 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 NPPF.

- 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 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