

Application ref: 2020/1723/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 26 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Sharesense Limited  
Unit 6  
Jameway  
Bletchley  
Milton Keynes  
MK1 1SU

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**14 Rose Joan Mews**  
**London**  
**NW6 1DQ**

Proposal:  
Erection of rear extension at first floor level with 2 rooflights above, and installation of 4 new rooflights at ground floor level  
Drawing Nos: A001; A002; A200 (Rev D); A201 (Rev B); A202 (Rev D); A203 (Rev C); E100; E200; E201; E202; E203

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 & West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A001; A002; A200 (Rev D); A201 (Rev B); A202 (Rev D); A203 (Rev C); E100; E200; E201; E202; E203

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal effectively seeks to renew a previous permission ref. 2017/3589/P that is due to lapse on 10/10/2020. The proposed extension is identical and, given that there have been no material changes to policy or site circumstances, it remains acceptable.

Although the extension at first floor level would not be in strict accordance with CPG design guidelines on the height of rear extensions, in this instance it is considered acceptable as it would appear as a continuation of the building's form by virtue of continuing the parapet line and white render finish. Furthermore, as the building is a more modern construction, the CPG advice is less relevant as it applies more to older properties.

The extension would slightly disrupt the symmetry of the building's rear elevation; however, it is not considered that this would be harmful to the character and appearance of the building or wider area, given that it is not clearly read from the streetscene. Furthermore, the symmetry of the rear elevation is not considered to be key to the integrity of the building's form. The new high-level casement windows on the rear elevation would be grey aluminium framed to match those on the rest of the building. The roof lights would be largely concealed behind the parapet, and would only be visible from higher level windows to the rear of neighbouring properties.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The rear windows proposed on the west elevation will be 1.7m above finished floor level which is considered sufficient to prevent overlooking to the first floor rear window of no.92 Fortune Green Road. The rooflights at ground floor level would have a similar impact in terms of light pollution as the existing large rooflight.

No objections have been received prior to making this decision. 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 and of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development

also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 above the printed name and title.

Daniel Pope  
Chief Planning Officer