

Application ref: 2018/3027/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 22 May 2020

Development Management
Regeneration and Planning
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Bromsen
22 James Stewart House
Dyne Road
London
NW6 7XY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**6A Garlinge Road
London
NW2 3TR**

Proposal: Variation of condition 3 (approved drawings) of planning permission ref: 2017/4280/P granted 18/10/2017 for 'Erection of single storey rear extension and installation of 1 x side window at lower ground floor level', namely to add 1 x roof light and replace bi-fold door with sliding door to the rear extension.

Drawing Nos: GR000 Rev C, GR001 Rev B, GR002 Rev D, GR003 Rev B, GR004 Rev C, GR005 Rev B, GR006 Rev C, GR007 Rev C.

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 permission ref: 2017/4280/P dated 18/10/2017.

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: GR000 Rev C, GR001 Rev B, GR002 Rev D, GR003 Rev B, GR004 Rev C, GR005 Rev B, GR006 Rev C, GR007 Rev C.

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

Informative(s):

- 1 Reason for granting permission:

The application seeks to vary condition 3 (approved drawings) of planning permission ref: 2017/4280/P granted 02/11/2018. The proposal is a modification of the roof of the approved single storey rear extension, to include a new rooflight. Originally two rooflights were proposed with an additional one placed in front of the ground floor balcony. It was felt that this second rooflight could create light spill into the ground floor balcony and window, as such this rooflight was removed from the plans leaving only the one rooflight. This proposed rooflight has been reduced in size and located away from the first floor windows, and is considered not to cause unduly harmful levels of light spill to the above neighbouring flat and would therefore be considered acceptable.

The proposed rooflight would be of an acceptable siting, scale and design, and would therefore not impact on the character and appearance of the subject property or the surrounding area.

The change from the bi-fold door to a sliding door is considered to be an acceptable alteration. It would have a neutral impact on the design of the scheme and would not result in harm to neighbouring amenities.

No other changes are proposed to the interior, exterior or to the footprint of the consented scheme. The materials would be the same as those originally consented and would therefore remain acceptable.

The planning history of the application site was taken into account when coming to this decision. One objection has been raised by a neighbour on the grounds of light spill. The plans have been amended to show one roof light which is considered not to result in undue harm to neighbouring amenities.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of 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 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



Daniel Pope
Chief Planning Officer