

Application ref: 2020/1198/P
Contact: Kristina Smith
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Date: 27 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Joe Ashton Architecture
31 Coade Court
2 Paradise Road
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SW4 6AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Glenbrook Road
London
NW6 1TW**

Proposal:

Erection of single storey rear / side extension
Drawing Nos: EXT-100; EXT-1000 (Rev 00); EXT-1001 (Rev 00); EXT-3000 (Rev 00);
EXT-3001 (Rev 00); EXT-3002 (Rev 00); PRP-1000 (Rev 00); PRP-1001 (Rev 00);
PRP-3000 (Rev 01); PRP-3001 (Rev 01); PRP-3002 (Rev 00)

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: EXT-100; EXT-1000 (Rev 00); EXT-1001 (Rev 00); EXT-3000 (Rev 00); EXT-3001 (Rev 00); EXT-3002 (Rev 00); PRP-1000 (Rev 00); PRP-1001 (Rev 00); PRP-3000 (Rev 01); PRP-3001 (Rev 01); PRP-3002 (Rev 00)

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension with side return would have a subordinate relationship to the host property and be of a similar form and scale to other such extensions in the surrounding area, including on this side of Glenbrook Road. The depth of rear projection would match the existing rear lean-to extension and would not exceed the established building line on the terrace. It would allow for a usable area of garden to be retained.

The extension would infill the area between the closet wing and the side boundary wall which runs along Solent Road, requiring an increase in height of the boundary wall. To keep the wall as low as possible, the extension would have a mono-pitched roof. The extended boundary wall would be constructed in matching red brickwork and the existing garden gate infilled.

The roof of the extension would comprise three rooflights which, given their visibility from the street, would be installed flush to the roof slope. The rear elevation would feature full length sliding glazed doors, which is considered to be appropriate for this non-prominent location at ground floor level.

By virtue of the extension being set away from the windows of neighbouring properties, the proposal would not result in any adverse impacts on the amenity of adjoining residential occupiers.

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 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 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.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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