

Application ref: 2020/1720/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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The Extension Group Ltd
Orega Hammersmith
3 Shortlands
London
W6 8DA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**36 Doulton Mews
London
NW6 1XY**

Proposal:

Erection of rear single storey extension

Drawing Nos: Site location plan; Block plan; Existing site views; Proposed site views

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Block plan; Existing site views; Proposed site views

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

- 4 Prior to the commencement of any works on site, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority.

a) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site.

b) A site investigation comprising a soil sampling exercise that is representative of the site including soft landscaped or garden areas to assess the contamination status and the results interpreted, including material required for imported soils.

c) The results of the investigation and detailed risk assessment referred to in (b) above and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete.

The site investigation shall be carried out in accordance with the approved programme. Any required remediation measures shall be implemented strictly in accordance with the approved scheme and the verification report detailing the remediation works shall be submitted to and approved by the local planning authority in writing prior to occupation.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site, in accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The side windows of the rear extension hereby approved shall be obscure glazed and retained permanently as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed extension measures 2m deep, 5.28m wide and 2.85m high (2.5m at eaves). Although it is noted that no other properties within the terrace have been extended, the proposed extension would be modest and would appear as a subordinate addition which retains sufficient useable rear garden space.

The extension will be brick to match the existing building with aluminium fenestration. The modern design and fenestration material will distinguish the extension as a new addition and, given its scale and siting at lower level with no public views, it is not considered to detract from the character and appearance of the host property, terrace or wider area.

The extension has a modest depth and height with obscure glazing on the high level windows on the side elevations. Thus the development will not have a detrimental impact on either adjoining neighbour in terms of loss of privacy, light or outlook. A condition will ensure the side windows remain obscured.

This site was identified as having a potential for land contamination due to past land use activities. A condition has been attached securing further detail to assess the risk associated with site contamination.

No objections were received during the statutory consultation period. 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 and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2016 and 2019 (intended to publish) 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
Director of Economy, Regeneration and Investment