

Application ref: 2020/2152/P
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Date: 3 August 2020

Development Management
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Ulysses Road
London
NW6 1EE

Proposal: Erection of a single storey infill extension to the rear flank elevation and alteration to the fenestration treatment to the rear at ground floor level.

Drawing Nos: 1122-01; 1122-02; 1122-03; 1122-04; 1122-13; 1122-14; and Design and Access Statement commissioned by DVN Architects Ltd dated 16 May 2020.

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: 1122-01; 1122-02; 1122-03; 1122-04; 1122-04; 1122-13; 1122-14 and Design and Access Statement dated 16.05.2020.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension would infill the gap between the host building rear outrigger and the boundary with no. 8 Ulysses Road with single storey rear infill extension. The proposed extension would have the same rear boundary line as the host building. The proposed infill extension would be subordinate to the host building and preserve its sloped roof character to the rear.

The extension would be single storey, measuring approximately 6.4m in length, 1.5m wide and with a pitched roof max 2.7m high at the apex. The proposed extension would be lightweight in appearance with a glass roof and glazed French doors with glazed spandrel panel above. Sliding folding aluminium doors are also proposed to replace the existing window and 2 doors currently opening from the kitchen into the garden. The proposed contemporary design is considered appropriate to distinguish the extension from the host building. It would be similar in design and appearance with the neighbouring (no.8) infill addition. Thus, would be of an acceptable design on account of its scale and setting, the proposed infill extension would not be harmful to the character of the host building and terrace row it is part of. The proposed fenestration is appropriately designed. As such, the development is acceptable in terms of scale, siting, design and detail.

By virtue of its small scale and location adjacent to the neighbouring infill rear addition that do not have windows on the flank elevation, the infill extension would not have a material impact on the residential amenity of adjoining occupiers.

No comments have been received and 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 London Borough of 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, Intend to Publish London Plan 2019 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

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