

Application ref: 2020/0300/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 3 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Cubit Consulting Limited
13-21 Curtain Road
London
EC2A 3LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

39 Achilles Road
London
NW6 1DZ

Proposal:

Erection of a single storey side and rear extension at ground floor level
Drawing Nos: 001, 002, 003 Rev A(1), 004, 005, 007 Rev A, 011,

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: 001, 002, 003 Rev A(1), 004, 005, 007 Rev A, 011

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would be similar in form and scale to a previously approved scheme on the same site, reference 2019/1763/P granted on 15/07/2019 for the erection of a single storey rear extension which wraps around an original rear projection. This was identical in form, width and height to that currently proposed, but had a 2.7m projection beyond the original rear wing's rear wall. The new proposed rear extension would now project an additional 1.5m beyond this to have an overall increased depth of 4.2m. This would now match the rear building line of the extension built at no.37 following permission on 26/11/2015 (ref 2015/3612/P).

The extension's scale and visual massing would be similar to the previously approved scheme. The proposed large glazing panels on the extension's rear elevation would contribute to softening its visual bulk. The proposed extension would appear as a contemporary addition within the context of the host property's rear garden area. It would still retain adequate amenity space within the rear garden. Furthermore, it would have the same depth, scale and height to the recently approved and built neighbouring extension at no.37. Therefore the proposed extension is considered acceptable and would continue to be subordinate to the host property.

The proposed extension would be flanked by an existing single storey rear extension of the same depth at no.37, thus would have no impact on their amenities. It would have a depth of 4.2m with the same height of 3m along its boundary with no.41. It is noted that No.41 has just submitted an application for a single storey rear extension (2020/1869/P) which would also comprise a similar 3m high extension to the same depth of 4.2m along the boundary of no.39.

Notwithstanding this, given the proposed extension's orientation and the location of existing neighbouring windows at no.41, it is considered that the proposed additional depth of 1.5m beyond the previously approved extension's rear building line would not give rise a further adverse loss of light or outlook to no.41. The proposed glazed rear door and rooflights would not result in unacceptable overlooking or light pollution.

No objections were received from neighbouring properties following statutory consultation. The site's planning history was taken into account when determining this application.

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 the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 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 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.

- 4 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).

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer