

Application ref: 2020/1869/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Detailed Planning Ltd  
1st Floor, 311 Chase Road  
Southgate  
London  
N14 6JS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**41 Achilles Road**  
**London**  
**NW6 1DZ**

Proposal:  
Conversion of 2 self contained flats into a single dwellinghouse; erection of a ground floor rear/side extension with roof lights and associated alterations to rear/side windows; and installation of front cycle/refuse store  
Drawing Nos: 172CG\_FUL:SH1 Rev A, 172CG\_FUL:SH2 Rev A, Design and Access Statement

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: 172CG\_FUL:SH1 Rev A, 172CG\_FUL:SH2 Rev A, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

Policy H3 of the Camden Local Plan 2017 seeks to resist development that would involve the net loss of two or more homes. Therefore the proposed amalgamation of two flats would be considered acceptable as it would result only in the net loss of one home and would provide a 4 bedroom dwelling which is identified as a high priority dwelling size. A 4 bedroom, 8 person dwelling is required to have a minimum gross internal floor area of 95sqm. The proposed dwelling house would have a total floor area of 160sqm thus would be compliant with the Technical Housing Standards 2015.

The proposed side and rear extension would be similar in form and scale to recently approved schemes at both nos 37 and 39 (refs 2015/3612/P and 2020/0300/P respectively) which also both involved a rear/side extension wrapping around an original rear projection. The proposed rear extension would have an overall depth of 4.2m which would match the rear building line of the approved extension at no.39. The extension would completely infill the side return space along its boundary with no.43, again like those at nos. 37 and 39.

The extension's depth, scale and height would match that of the previously approved neighbouring schemes. The proposed large glazing panels and rendered walls on the 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. Therefore the proposed extension is considered acceptable in size and design and would continue to be subordinate to the host property.

The proposed cycle store and bin store in the front garden area would be visible within the public realm. Their natural materials with timber cladding and sedum roof are appropriate to the streetscene. Their height of 1.3m would be mainly behind the front boundary wall and would be alongside an existing cycle store within the front garden area of no.43. It is considered that these stores would not appear incongruous within the surrounding streetscene.

The proposed rear extension would be flanked by the approved single storey

rear extension of the same depth and 3m height at no.39, thus would have no impact on their amenities. The proposed side infill extension would have a lower height of 2.8m along its boundary with no.43 and would be shorter here, as the projecting rear extension element slopes back on this side. This would have a minimal impact on the residential amenity of this neighbouring property, given that the main rear elevation's windows are at a higher level. It is considered that the proposed extension would thus not give rise to any adverse loss of light, outlook and privacy or light spill to neighbouring properties.

One objection was received following statutory consultation. This and the site's planning history were taken into account when determining this application.

As such, the proposed development is in general accordance with policies H3, H7, 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 'DP', is positioned above the typed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment