

Application ref: 2020/2164/P
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Date: 6 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Evelegh Designs
38 Northwood Road
London
N6 5TP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**68 Dynham Road
London
NW6 2NR**

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

Drawing Nos: GA 01/A; GA 01; SV 01; SV 00 and SV 02.

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 and D2 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: GA 01/A; GA 01; SV 01; SV 00 and SV 02.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill extension would be located to the rear elevation along the boundary with no.70 Dynham Road and would not project beyond the established rear building line at the site. The proposal is considered to represent a subordinate addition to the two-storey terrace property that would still allow for sufficient private amenity space to be retained. The infill rear addition would result in it being visible in some private views from the wider terrace and Cotleigh Road to the rear. However, given its size, height and materials, the proposal would not have a visual impact that would be detrimental to the wider terrace. The proposed extension would measure approximately 2.1m in width, 5.6m in depth and 2.5m at the boundary, increasing to 2.9m in height where the extension joins the existing building.

Though the extension would have an impact on the architectural composition of the building group, the impact is considered to be acceptable given its limited prominence and the existence of similar extensions within the terrace. As such, the proposal would not have a detrimental impact on pattern and symmetry in the terrace in the context with the neighbouring properties.

The alteration proposed to the rear façade is considered acceptable, the proposed aluminium bi-folding door and aluminium framed window would not harm the character and appearance of the host building nor would the design have an impact on the wider terrace.

The extension would be constructed using materials that match the host property, which would ensure it appears as a continuation of the architectural style rather than an incongruous addition.

The proposed side extension would feature a pitched roof so that it would measure less than 2.5m high along the boundary line with no.70 to minimise impacts on the outlook from neighbouring windows. Given the rear elevations are north facing and the location of the extension within the shadow of the existing closet wing, it is not considered to result in a harmful loss of daylight or sunlight to neighboring windows. The extension features flush rooflights to the pitched roof slope which would not result in a harmful loss of privacy. The proposal therefore complies with policy A1 of the Local Plan 2017.

No objection was received following statutory consultation 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; the proposed

development also accords with the London Plan 2016 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