

Application ref: 2020/4266/P  
Contact: Adam Greenhalgh  
Tel: 020 7974  
Email: Adam.Greenhalgh@camden.gov.uk  
Date: 19 November 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Krivco Consultants Ltd  
8 Dingwall Gardens  
Golders Green  
London  
NW11 7ET  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**83 Iverson Road**  
**London**  
**NW6 2QY**

Proposal:

Erection of single storey side infill extension and single storey rear extension.

Drawing Nos: 20/975: OSM01, 001 P2, 002 P2, 003 P2, 011 P3, 12 P2, 13 P3,  
Daylight Model

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: 20/975: 011 P3, 12 P2, 13 P3,

Reason:

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

Informative(s):

- 1 The size, siting and appearance of the proposed extensions would be appropriate to the context and character of the area. The extensions would be subservient to the main building and the design, including window styles and white render finish would match the existing building. The proposal would thus not detract from the character or appearance of the building or the surrounding area.

The proposed single storey rear extension, 2.8m in height and of the same depth as the single storey rear extension at the attached property (81 Iverson Road) would not result in any loss of light, outlook or privacy at this property. There are no windows in the side of the rear extension at 81 Iverson Road.

Due to its height, the window in the side of the proposed rear extension would not result in any undue overlooking of any rooms or the garden at 85 Iverson Road. It would be screened by the existing boundary wall.

The proposed side extension, also 2.8m in height and abutting the boundary wall with no. 85 Iverson Road, would not be unduly overbearing and it would not result in any undue loss of light, privacy or outlook for the occupiers at this site. There are bedroom windows in the facing elevation of the ground floor flat at 85 Iverson Road but these currently face the existing boundary wall. Beyond this is the existing two storey rear outrigger at the application site. The proposed side extension would not result in a significant additional loss of light in relation to the effects caused by the existing two storey outrigger. Owing to the relatively minor increase in height on the boundary (estimated to be 500mm) it is not expected that the proposal will result in a significant loss of light.

One objection has been received prior to making this decision which has been duly addressed in a separate consultation summary.

The application site's planning history and the planning history of the adjoining sites were 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.

- 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 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.
- 5 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)

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