

Application ref: 2020/4566/P  
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Date: 22 December 2020

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

Phone: 020 7974 4444

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Studio Werc Ltd  
40 Lisle Close  
London  
SW17 6LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:  
Erection of single storey rear and side extension.  
Drawing Nos: 2059\_E1\_SLP; 2020\_E1\_09; 2020\_E1\_10; 2020\_E1\_11; 2020\_E1\_12;  
2020\_E1\_13; 2020\_E1\_20; 2020\_E1\_21; 2020\_E1\_22; 2020\_E1\_30; 2020\_E1\_31;  
2020\_E1\_32; 2059\_P1\_09; 2059\_P1\_10; 2059\_P1\_11; 2059\_P1\_12; 2059\_P1\_13;  
2059\_P1\_20; 2059\_P1\_21; 2059\_P1\_22; 2059\_P1\_30; 2059\_P1\_31; 2059\_P1\_32;  
Design and Access Statement (prepared by Studio Werc Architects, received  
06/10/2020).

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 2059\_E1\_SLP; 2020\_E1\_09; 2020\_E1\_10; 2020\_E1\_11; 2020\_E1\_12; 2020\_E1\_13; 2020\_E1\_20; 2020\_E1\_21; 2020\_E1\_22; 2020\_E1\_30; 2020\_E1\_31; 2020\_E1\_32; 2059\_P1\_09; 2059\_P1\_10; 2059\_P1\_11; 2059\_P1\_12; 2059\_P1\_13; 2059\_P1\_20; 2059\_P1\_21; 2059\_P1\_22; 2059\_P1\_30; 2059\_P1\_31; 2059\_P1\_32; Design and Access Statement (prepared by Studio Werc Architects, received 06/10/2020).

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

- 4 The flat roof of the single storey side and rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey rear and side extension would replace the existing single storey rear extension and would infill the side gap between the flank elevation of the two-storey outrigger and the existing single storey wraparound extension at the adjacent neighbouring property No. 33 Achilles Road. The property benefits from extant planning permission ref. 2018/0164/P granted on 08/03/2018 for a single storey wraparound extension to the same depth as the existing extension at No. 33. The proposed extension would be of a similar form and scale, but would project 1.5m further into the rear garden, to match the rear building line of the existing single storey wraparound extension at No. 37 Achilles Road and the consented rear building line of No. 39 (planning permission ref. 2020/0300/P granted 03/06/2020). The extension would be constructed using brick to match the host building and would include aluminium-framed sliding doors of a contemporary style across the rear fenestration, which is considered acceptable given its location to the rear of the property. The proposal would still allow for the retention of a reasonably sized rear garden. Overall, it is considered that the extension would remain subordinate to the host building, and the bulk, height and scale of the proposal in relation to the host and surrounding buildings is considered acceptable.

The proposed extension would be located adjacent to a rear extension of the

same depth at No. 37, and as such, it would not impact on the residential amenities of the occupiers of No. 37 in terms of loss of daylight, sunlight, outlook or privacy. Given the proposed extension's orientation, it is considered that the additional depth of 1.5m beyond the previously approved extension's rear building line would not give rise to a significant loss of light or outlook to No. 33. The proposed glazed rear doors and rooflights would not result in unacceptable overlooking or light pollution. A condition is recommended to ensure that the flat roof of the extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into upper floor habitable rooms of Nos. 33 and 37.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2016 and of 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer