

Application ref: 2021/0100/P
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Date: 10 March 2021

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Regeneration and Planning
London Borough of Camden
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ECA studio
27 Mortimer Street
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W1T 3BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Ulysses Road
London
NW6 1ED

Proposal:
Erection of single storey ground floor infill side extension and rear extension.
Drawing Nos: EX01, EX02, EX03, EX03, EX05, P01, P02, P03, P04, Design & 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: EX01, EX02, EX03, EX03, EX05, P01, P02, P03, P04, Design & Access Statement.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear and side infill extensions are considered to be subordinate in scale and location to the two-storey host building and would respect the character and setting of the surrounding area.

A single storey rear extension and a single storey infill extension were previously given permission on 10.4.19 under reference 2018/1463/P at this property but not implemented. The current proposal would have the same rear extension but this time the infill extension would project rearwards a further 1.5 metres depth to link with the rear extension to create a 'wrap-around' extension.

There are many similar type extensions in Ulysses Road, eg. Nos.1, 3, 6, 7, 14, 20, 26. Notably the proposed wrap-around extension is very similar in form, size and location to the adjoining one at no. 25. Therefore the proposal is considered to be acceptable in principle and in keeping with the prevailing form of development in close proximity to the host building.

The simple modern design of the extension would be proportionate to the size and bulk of the building and the proposed brickwork would match the existing aesthetics of the host building. Furthermore, the proposed extension would

retain a sufficiently sized rear garden.

The other main difference from previous permission is that this proposal includes green roofs which is welcome; a condition is added to gain more details to ensure the highest quality would be maintained for biodiversity.

The proposed infill extension would be constructed alongside a matching extension at no.25. There are no windows to the flank elevation and the proposed infill extension would project only 1.5 metres further than the neighbour's infill addition. Therefore, owing to its limited bulk and depth, the proposed side extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of light, outlook or privacy.

No objections were received before making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CC1, CC2, A1 and D1 of the London Borough of Camden Local Plan 2017, and Policy A9 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer