

Application ref: 2020/4744/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
Date: 22 April 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Achilles Road
London
NW6 1EA

Proposal:

Erection of single storey rear and side extension at ground floor and replacement of rear and side windows.

Drawing Nos: AR01 dated April 2021; AR02 dated April 2021; AR03 dated April 2021; AR04 dated April 2021; AR05 dated April 2021; AR06 dated April 2021; AR07 dated April 2021; AR08 dated April 2021; AR09 dated April 2021; AR10 dated April 2021; AR11 dated April 2021; AR12 dated April 2021.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: AR01 dated April 2021; AR02 dated April 2021; AR03 dated April 2021; AR04 dated April 2021; AR05 dated April 2021; AR06 dated April 2021; AR07 dated April 2021; AR08 dated April 2021; AR09 dated April 2021; AR10 dated April 2021; AR11 dated April 2021; AR12 dated April 2021.

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

- 4 The flat roof part of the single storey 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 extension would replace an existing single storey rear lean-to on the boundary with No. 16 Achilles Road and would infill the side gap between the flank elevation of the three-storey outrigger and the existing single storey rear and side infill extension at the adjacent neighbouring property No. 20 Achilles Road. It would extend 3m in depth from the rear building line of the outrigger, which would be 1.5m further forward than the existing rear lean-to. It is noted that extensions of a similar scale are not an uncommon feature on this side of the road. The rendered finish of the extension with aluminium-framed sliding doors across the rear fenestration is considered acceptable given the location to the rear of the property at ground floor level. 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 revised proposal to replace the upper floor rear and side windows with timber framed replacements is considered acceptable.

The proposed extension would be located adjacent to a rear extension of a similar depth at No. 20 (3.3m), and as such, it would not impact on the residential amenities of the occupiers of No. 20 in terms of loss of daylight, sunlight, outlook or privacy. Given the proposed extension's orientation, it is considered that the additional depth of 0.9m beyond the rear building line of the

rear and side infill extension at No. 16 would not give rise to a significant loss of light or outlook to No. 16. 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 element of the rear extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into upper floor habitable rooms of No. 16.

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 2021 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996

which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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