

Application ref: 2021/0791/P  
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Date: 14 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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MAP Architecture  
Studio 307  
144 Cambridge Heath Road  
London  
E1 5QJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**107 Fordwych Road**  
**London**  
**NW2 3TL**

Proposal:  
Erection of a single-storey rear infill extension, and fenestration alterations to existing rear extension.

Drawing Nos: Site Location Plan (Ref: 2028- E000); 2028- E001; 2028-E002; 2028-E003; 2028-E004; 2028-P001 Rev A; 2028-P002 Rev A; 2028-P003; 2028-P004

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 The development hereby permitted shall be carried out in accordance with the following approved plans: - Site Location Plan (Ref: 2028- E000); 2028- E001;

2028-E002; 2028- E003; 2028-E004; 2028-P001 Rev A; 2028-P002 Rev A;  
2028-P003; 2028-P004

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

Informative(s):

1 Reasons for granting permission.

The proposal involves a single-story rear infill extension at approximately 3.1m high, sloping down to 2.4m high, 1.9m wide and 2.7m long. It is also proposed to install new glazing and door to the existing rear extension, and a new double-glazed door on the rear side infill extension. The infill extension is proposed to be clad in black stained timber.

The proposed works are minor in nature and would not detract from the architectural composition of the host building. Given that the works are proposed on the secondary façade and would not be readily visible from the wider public realm it is considered that the proposal would not detract from the visual amenity of the existing streetscene or the area in general.

The proposal, owing to its minor scale and position in relation to the neighbouring windows, would not give rise to any significant impacts on existing amenity by way of the loss of privacy, overlooking, loss of outlook or loss of natural sunlight or daylight.

1 x letter of support and 1 x letter of objection was received as part of the consultation process. The objection was taken into account prior to making this decision. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, and A1 of the London Borough of Camden Local Plan 2017, and policy 2 of the Fortune Green 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

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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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)
  
- 5 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, 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.

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  
Chief Planning Officer