

Application ref: 2020/5991/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 8 July 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

Aivars Architects Ltd
43b Eton Avenue
London
NW3 3EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
12 Sherriff Road
London
NW6 2AU

Proposal: Erection of a single storey rear extension, infill extension and formation of new doors to rear of ground floor flat (Class C3).

Drawing Nos: (246/P/) 01 Rev A, 02 Rev A, 03 Rev B, 04 Rev B

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 and Policy 2 (Design and Character) 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 (246/P/) 01 Rev A, 02 Rev A, 03 Rev B, 04 Rev B

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

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

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

- 5 The rooflight in the roof of the single storey rear and side infill extension hereby approved shall be obscure glazed with a non-reflective dark-tinted glazing in accordance with drawing number 246/P/04 RevB prior to first occupation of the extension, and such glazing shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 infill and rear extensions are considered subordinate in scale and proportions to the host building. The extensions would be constructed in sympathetic materials and would respect the original architectural design of the host building. The proposed rear extension would replace an existing shed along the boundary with No. 10 Sherriff Road and The Cottage, Hilltop Road, and there are extensions beyond the rear building line of similar depth along the terrace. The proposals are therefore considered to respect the established pattern of development, including the ratio of built to unbuilt space. The proposal would allow for the retention of a reasonably sized garden.

The site is bounded to the east by the neighbouring properties to Hilltop Road which forms a termination to the terrace. As a result, the proposal would not be visible from the street and would have limited impact on the character and appearance of the surrounding area.

Due to the size, dimensions and location of the proposed extensions, they are considered to have limited impact on the amenity of any adjoining residential

occupiers in terms of the loss of light, outlook or privacy. The proposed rooflight would be located directly below habitable room windows of the first floor flat above. The proposals have been revised to obscure glaze the rooflight with a non-relective dark-tinted glazing to reduce light spillage and the potential for light pollution to the flat above. The installation and permanent retention of such glazing would be secured by condition. A further condition is recommended to ensure that the flat roofs of the extensions are not used as roof terraces, in order to prevent a loss of privacy through overlooking into upper floor habitable rooms of the adjacent neighbouring properties.

One objection was received and duly taken into account in the associated consultation summary, prior to making this decision. The site's planning history was considered in the determination of this application.

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 (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 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) 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.

- 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, 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

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

Daniel Pope
Chief Planning Officer