

Application ref: 2020/5768/P  
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Date: 24 March 2021

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

Phone: 020 7974 4444

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Creative Ideas & Architecture Office  
Brickfields Business Centre  
37 Cremer Street  
LONDON  
E2 8HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**19 Weech Road**  
**London**  
**NW6 1DL**

Proposal: Erection of a single storey rear extension.

Drawing Nos: 129-3EX-00, 129-3EX-01, 129-3EX-02, 129-3EX-03, 129-3GA-00, 129-3GA-01, 129-3GA-02, 129-3GA-03, Design and 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 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 129-3EX-00, 129-3EX-01, 129-3EX-02, 129-3EX-03, 129-3GA-00, 129-3GA-01, 129-3GA-02, 129-3GA-03, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would infill the corner of the current extension which is currently cut-away. The overall footprint would not have a material impact on garden space or biodiversity.

The extension would appear similar to the existing additions, with a flat roof design at a height of 2.3m. The proposed extension would appear as a lightweight addition and as such would appear subordinate within its context with an acceptable impact on the host property's character and appearance.

The proposal would not give rise to adverse loss of light, or loss of privacy for neighbouring properties.

The site's planning history was taken into account when determining this application. An objection was received from an occupier with the flat above the host property (Flat 2). This has been duly considered and taken into account in the decision making process. It is not considered that the proposal in combination with existing extensions would be unacceptable. Internal works are not considered development and therefore do not require planning permission. No objection is raised to them from officers.

Considerable importance and weight has been attached to the desirability of preserving or enhancing the character and appearance of the conservation area.

The proposed development is in general accordance with Policies A1, D1 and D2 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 the London Plan 2021; and the National Planning Policy Framework 2019.

- 2 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.

- 3 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+Re  
quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319](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



Daniel Pope  
Chief Planning Officer