

Application ref: 2021/2479/P
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Date: 17 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

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Hoko Design
CoVault
54 Cook Street
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G5 8JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
24 Gladys Road
London
NW6 2PX

Proposal:

Erection of single storey rear extension and single storey side return glazed infill extension.

Drawing Nos: AL(01)01 A, AL(01)02 A, AL(01)03 A, AL(02)03 C, AL(02)02 C, AL(00)01, AL(02)01 C

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: AL(01)01 A, AL(01)02 A, AL(01)03 A, AL(02)03 C, AL(02)02 C, AL(00)01, AL(02)01 C

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The current application seeks permission for the erection of a single storey rear extension and single storey glazed side infill extension. The overall size and scale of the proposed extensions are considered to represent subordinate additions that would not cause harm to the original character and appearance of the host and neighbouring dwellings. Furthermore, the proposals would be screened from public view given their location to the rear of site and would not cause harm to the character of the surrounding areas as a result.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook and privacy.

One objection was received following statutory consultation from the neighbour of the flat above the application site. Their concerns relate to the proposed glazed infill extension effectively preventing the potential for an extension or balcony to be installed over the top of the proposal by one of the neighbouring flats above, due to its glazed roof. However, any extension to the rear of the property at ground floor, first floor and above, would need a discussion between leaseholder/freeholders to agree on an approach to extending the building, whether it be as development over an existing extension or a multi-level extension that is brought forward as a single development. Therefore, the proposed glazed infill extension is not considered to inhibit the potential for further development at the site.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the, Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (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.

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 2021.

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