

Application ref: 2021/3685/P
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Date: 14 October 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Noelle Hughes Architect
30 Quemerford Road
Holloway
London
N7 9SG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
37 Ulysses Road
London
NW6 1ED

Proposal: Erection of single storey rear extension.

Drawing Nos: Site location plan; Block Plan UR/PP/300;
Existing dwgs: Plans UR/PP/301, Sections/Elevations UR/PP/302;
Proposed drawings: Plans UR/PP/303, Sections/Elevations UR/PP/304.

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 :

Site location plan; Block Plan UR/PP/300;

Existing dwgs: Plans UR/PP/301, Sections/Elevations UR/PP/302;

Proposed drawings: Plans UR/PP/303, Sections/Elevations UR/PP/304.

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

Informative(s):

- 1 The proposed rear extension would link the existing side and rear extensions to enlarge the space within the garden level flat. The extension would project 2.5m from the closet wing to match the depth of the existing single storey extension. A sloping glazed roof would bring the eaves of the extension down to 2.2m at the boundary with the neighbouring property at 39 Ulysses Road. The depth and height of the development would respect the local context. The design and materials of the extension with materials to match the host building is acceptable, and would maintain the positive contributions to character of the existing building as expected by policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan.

The proposals are unlikely to lead to any significant loss of daylight to neighbouring habitable windows and would not harm outlook or significantly increase the sense of enclosure from within neighbouring rooms. Overall, the proposals would not be harmful to local residential amenity.

No consultation responses were received to the application. The planning site history has been taken into account during the assessment.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan and the National Planning Policy Framework 2021.

- 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, 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 (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 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 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