

Application ref: 2021/2571/P
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Date: 21 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

3 10 Studio
62 Bedminster Parade
Bristol
BS3 4HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 Narcissus Road
London
NW6 1TH

Proposal:
Amalgamation of two flats into a single family dwellinghouse; erection of a single storey rear extension; erection of a rear roof extension; installation of front and rear rooflights; alterations to front boundary wall.

Drawing Nos: (Prefix: L076_A_G200_) XP_01 P1, XP_02 P1, XE_01 P1, XS_01 P1, P_01 P2, P_02 P2, E_01 P2, S_01 P2

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:

(Prefix: L076_A_G200_) XP_01 P1, XP_02 P1, XE_01 P1, XS_01 P1, P_01 P2, P_02 P2, E_01 P2, S_01 P2

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The amalgamation of the two existing flats into a single household is considered acceptable. There would be a loss of one residential unit and no loss of residential floorspace and as such it complies with policy H3 (protecting existing homes).

The proposed single storey rear extension is considered to be subordinate the host property in mass and of an appropriate materiality. The alterations to the front boundary wall are not considered to cause harm to the character and appearance of the host property or wider street scene, they would be similar to a number boundary wall alterations prevalent throughout the street. The proposed rooflights would be of an appropriate scale and siting and would not dominate the roofslopes.

The replacement windows are considered to be acceptable. The front UPVC windows would be replaced with white timber sash windows, this is considered to be an improvement. The rear UPVC windows would be replaced with dark aluminium framed windows. While it is preferred timber sash windows are reinstated here, the new aluminium windows would be an improvement to the existing UPVC ones and similar in appearance to other existing neighbouring windows. The glazing bars/subdivision of the panels would replicate the existing windows.

The rear dormer would be similar in scale and appearance to a number of existing rear dormers throughout the street and as such in keeping with the prevailing pattern of development. It would be contained to the main rear roof slope and would not extend onto the outrigger. It would appropriately be clad in tiles to match the existing roofslope.

It is not considered that there would be any significant detrimental impact to residential amenity. None of the proposed extensions or alterations would result in a significant loss of light or outlook. No new harmful views would be afforded into neighbouring habitable windows.

The two flats would be amalgamated into one house, and as such, the proposal would result in a reduction of parking pressure. Car-free and cycle facilities would not be necessary. Given the limited nature of the proposed works, a Construction Management Plan (CMP) would not be necessary. Construction vehicles can load and unload within the resident permit bay directly adjacent to the site.

No objections were received following statutory consultation. The sites 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 H3, D1, A1, T1 and T2 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 policies of the London Plan 2021 and 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 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer