

Application ref: 2021/3889/P
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Date: 22 October 2021

Development Management
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London Borough of Camden
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Mr Michael Lynn
Flat 1, 89 Cambridge Gardens
LONDON
W10 6JE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Fairhazel Gardens
London
NW6 3SG

Proposal:
Erection of single storey extension to the rear at ground floor level.

Drawing Nos: 002, 003, 004, 010, 020, 021, 022, 023, 102, 103, 110 REVA, 120 REVA, 121 REVA and 122 REVA, 150 REVA and 293.

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 and D2 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: 002, 003, 004, 010, 020, 021, 022, 023, 102, 103, 110 REVA, 120 REVA, 121 REVA and 122 REVA, 150 REVA and 293.

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

Informative(s):

- 1 Reasons for granting permission:

The application is essentially an amendment to a previous application for a rear extension and mansard roof extension granted 11/12/2013 (ref 2012/6334/P) namely to omit the roof extension. The proposed extension is identical to the one previously approved in 2013 and again in 2016 (2016/2890/P).

The rear garden of the application site is more representative of a yard, primarily concrete and 1.8m to 3.6m in depth. The extension would be a single storey addition located to the rear and would be adjacent to number 2 Fairhazel Gardens. The extension would project the full depth of the rear yard and be 4.1m wide and would be constructed with a flat roof with parapet 3.25m in height.

The proposed extension would be visible from Fairfax Place. However, the extension proposed would not appear at odds with the existing built environment which is characterised by large double height rear projections. The extension would feature white painted French doors with fan lights that would open onto the existing garden/yard space which could still accommodate a small table and chairs.

As such, the proposed extension would be subordinate to the scale and proportions of the host building and would match its design and materials as closely as possible it is considered acceptable in accordance with policy D1 of Camden's London Plan.

The proposed extension would be approximately the same height as the party wall it would abut, and as there are no windows facing it, it is not considered to impact unacceptably upon daylight/sunlight or outlook from any adjoining property.

No objections were received prior to making this decision.

The planning history of the site and surrounding area has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed

development also accords with the London Plan 2021 and the 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