

Ms Anita Nadkarni  
Fabric Space  
28 Wickliffe Avenue  
London  
N3 3EJ

Application Ref: **2016/1989/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

17 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**120 Mill Lane**  
**London**  
**NW6 1NF**

Proposal:

Erection of single storey rear extension with associated alterations and erection of rear outbuilding to ground floor flat

Drawing Nos: 1514\_500 OP5B; 1514\_501 OP5B; 1513\_100; 1513\_101; 1514\_102; 1514\_200; 1514\_201; 1514\_202; 1514\_203; 1514\_ContextSheet.

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:

1514\_500 OP5B; 1514\_501 OP5B; 1513\_100; 1513\_101; 1514\_102; 1514\_200; 1514\_201; 1514\_202; 1514\_203; 1514\_ContextSheet.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of all facing and roofing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is subordinate to the host building in terms of its form and proportions. The extension would be constructed of either brick or render and will feature a glazed roof with internal sun shading and aluminium framed double glazed windows and sliding doors. The design, materials and scale are considered appropriate in relation to the character and setting of the host and neighbouring buildings and is overall rear residential setting. The existing wooden balustrading above will be replaced with glazed balustrading that is considered acceptable. The existing terrace itself would not be altered.

The proposal also includes the erection of a replacement rear outbuilding. It will be

of a suitable and modest footprint and scale and will be constructed of masonry and a timber or zinc clad roofing, which is further considered acceptable. As a result, the proposed extension and rear outbuilding will retain a proportion of rear garden space for the application property.

Further details of the proposed materials can be requested by planning conditions to ensure the facing materials used are of an acceptable design and appearance and to confirm which materials are being used. A suitable condition is suggested.

The proposal's location at the rear of the application building and the positioning of the application building (in respect to the 2x proposed side windows) would not impact upon the character and appearance of the street scene.

Due to the proposal's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers. The proposed windows would not cause concerns of overlooking due to its location at ground floor level and there are no windows present upon the eastern flank wall of No. 122 Mill Lane.

No objections were received prior to making this decision. The application's site history and relevant appeal decisions were 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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

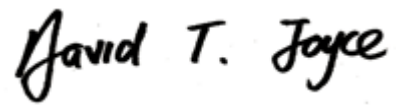
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning