

Application ref: 2021/4187/P
Contact: Obote Hope
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Date: 17 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs Melissas Haak
14 Ulysses Road
London
NW6 1EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Ulysses Road
London
NW6 1EE

Proposal:
Erection of a single storey side extension with rooflights, following the demolition of the existing rear conservatory.

Drawing Nos:
H20 (P)1.0; H20 (P) 2.0; H20 (P) 3.0; H20 (P) 4.0 REVA; H20 (P) 5.0 REVA; H20 (P)6.0 REVA; H20 (P) 7.0 and HOUSE HAAK.

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: H20 (P)1.0; H20 (P) 2.0; H20 (P) 3.0; H20 (P) 4.0

REVA; H20 (P) 5.0 REVA; H20 (P)6.0 REVA; H20 (P) 7.0 and HOUSE HAAK.

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.

Planning permission is now sought for the erection of a single storey rear infill extension with rooflights to the flank elevation. The changes being proposed for a rear dormer roof extension was omitted from the scheme following officer negotiation.

The proposed rear addition is acceptable in terms of its form and proportions and follow an established pattern of the terrace. This is similar in form to extensions at no's 26 and 10 Ulysses Road and the latter was granted planning permission in 2020 (2020/2152/P). As such, the proposals would preserve the character of the host building and its setting in Ulysses Road.

The proposed infill rear extension is subordinate to the host building in terms of its scale and is modest in depth and width. The proposal would offer limited visibility from neighbouring properties and none from the public realm.

The proposed side extension would feature a mono-pitched roof and the height of the boundary wall would be increase by 500mm with no 12 Ulysses Road, There are a series of windows along the flank elevation of the neighbouring property; however, these are overshadowed already by the height of the three storey rear building on the application site. Given the rear elevations are north facing and the location of the extension within the shadow of the existing closet wing, it is not considered to result in a harmful loss of daylight or sunlight to neighbouring windows.

No objections were received prior to making this decision. The planning history of the site 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 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 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 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.

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