

Application ref: 2021/5122/P
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Date: 28 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Ammar Goolamabbas
Flat 1
17 Fawley Road
London
NW6 1SJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
9 Ulysses Road
London
NW6 1ED

Proposal:

Erection of single storey side and rear extension to ground floor flat.

Drawing Nos: Location Plan & Site Plan (Drawing M), Existing Elevations & Roof Plan (Drawing A1), Existing Plans & Section (Drawing A2), Proposed Elevations & Roof View (Drawing A3), Proposed Section A-A and Ground Floor Plan (Drawing A4)

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 drawings:

Location Plan & Site Plan (Drawing M), Existing Elevations & Roof Plan (Drawing A1), Existing Plans & Section (Drawing A2), Proposed Elevations & Roof View (Drawing A3), Proposed Section A-A and Ground Floor Plan (Drawing A4)

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

Due to the size, siting and design of the proposal, there would be no significant harm to the character or appearance of the townscape or the visual amenity of neighbouring occupiers. The single storey, flat-roofed brick extension would extend to the same depth as the neighbouring extension at 7 Ulysses Road which was approved under planning permission 2010/1060/P on 04/05/2010.

There are other similar sized extensions further along the terrace that project beyond the rear closet wing including nos. 37 (ref 2021/3685/P on 15/09/2021) and at no. 27 (ref 2021/0100/P on 10/03/2021).

The proposed extension would not unduly harm the amenity of the occupiers in terms of daylight and sunlight. The extension would sit alongside the existing solid wall of the single storey extension at no. 7 Ulysses Road and it would not result in any overlooking, overshadowing or overbearing effects on the windows at this site.

Single storey (2.8m) in height on the boundary with no. 11 to the south west, the proposal would not result in any harmful loss of amenity at the neighbouring property. Given the height and siting of the existing three storey wing at the rear of the application site, the proposal would not result in any loss of light from any windows in the rear wing at no. 11.

The proposal would not project above the window in the rear elevation of the main building (at no. 11). It would not result in any undue overshadowing or loss of outlook from this window. It would be approximately 3.5m from the ground floor window on the rear elevation of the rear wing at no. 11 and, projecting 3m in depth beyond this window, it would not be unduly overbearing or result in a significant loss of aspect from this window.

The site's planning history and the planning history of adjoining sites has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) 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 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

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

Daniel Pope
Chief Planning Officer