

Application ref: 2021/4181/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Email: [Matthew.Dempsey@Camden.gov.uk](mailto:Matthew.Dempsey@Camden.gov.uk)  
Date: 2 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

CITY LOFTS LONDON  
12 High Street  
Hampton Wick  
Kingston upon Thames  
KT1 4DB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**4 Glenbrook Road  
London  
NW6 1TW**

Proposal: Erection of single storey wrap around infill rear extension.

Drawing Nos: Site Location Plan 4\_GR-E.SP A, 4\_GR Site Plan C, 4\_GR-E.P.00-P.P.00 C, 4\_GR-E.P.03-P.P.03 C, 4\_GR-E.E.02-P.E.02 C, 4\_GR-E.E.03-04&P.E.03-04 C, 4\_GR-E.S.01-P.S.01 C.

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: Site Location Plan 4\_GR-E.SP A, 4\_GR Site Plan C, 4\_GR-E.P.00-P.P.00 C, 4\_GR-E.P.03-P.P.03 C, 4\_GR-E.E.02-P.E.02 C,

4\_GR-E.E.03-04&P.E.03-04 C, 4\_GR-E.S.01-P.S.01 C.

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 proposed single storey side and rear extension to wrap around the rear ground floor is considered acceptable in terms of scale, design and materials. Due to its modest projection and scale, the extension would have a subordinate relationship to the host property and be of a similar form and scale to other such extensions in the vicinity of the application site. Due to its projection, adequate amount of garden space would be retained as amenity space and for planting and vegetation which is accepted.

The extension would infill the area between the closet wing and the side boundary wall with no. 5 Glenbrook Road, which would result in an increase in height by 0.8m. The extension's roof would slope towards the side boundary and to the rear which would maintain the existing character across the terrace and reduce its overall impact.

The extension would be built in bricks to match existing which is accepted. The roof of the extension would comprise three rooflights which would not be noticeable from the public realm, given the mid-terrace position of the host property. The rear elevation would feature full height timber framed glazed doors and a sash window, which are considered to be appropriate and suitably positioned.

The extension has been designed with a sloped roof to reduce the impact on the neighbouring amenity at no. 5 which is accepted. The proposed rooflights would result in some level of lightspill, however, it is unlikely that this would be harmful to the amenity of no. 5.

No objections have been received prior to making this decision. The planning history of the site 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 Camden Local Plan 2017 and policy 2 of the Fortune Green & 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](http://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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer