

Application ref: 2022/1786/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 20 July 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

www.camden.gov.uk/planning

Sixty Two Limited
64 Vernon Avenue
Raynes Park
London
SW20 8BW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Fordwych Road
London
NW2 3TN**

Proposal:

The erection of a single storey rear side infill extension to existing rear wing, removal of an existing rear extension and external alterations

Drawing Nos: 2252-01; 2252-02; 2252-03; 2252-04; 2252-05A; 2252-06A; 2252-10;

Design and Access Statement by Sixty Two Limited

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-
2252-01; 2252-02; 2252-03; 2252-04; 2252-05A; 2252-06A; 2252-10; Design

and Access Statement by Sixty Two Limited

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 rear infill extension would infill the area adjacent to the existing closet wing and would not exceed the rear building line. It would measure approximately 2.3m wide x 2.9m high x 7.7m deep. The width of the extension would not exceed the width of the host property and thus would retain the existing access to the rear garden by means of a 1m side passage.

The proposal also includes the removal of an existing small rear extension, blocking up a side elevation window at first floor level and lowering a rear elevation window sill.

The new extension would be constructed of matching brickwork with bi-folding doors and a flat roof with 1 rooflight. Due to its scale, projection and footprint, the extension it would be subordinate to the host dwelling, neighbouring ones and the wider area. Similar extensions have been built at nos. 1, 13, 21 and 25 Fordwych Road. Given the nature of neighbouring development, the proposed rear extension is considered to be acceptable and would not be out of character in this context. The proposed design and the materials would reflect the character and appearance of the host building and neighbouring ones.

Removal of the existing rear extension, reducing the cill on the rear elevation window and blocking up the side elevation window are considered minor alterations and are acceptable.

In terms of amenity, the proposed extension is similar to the extension at no. 13 and, on account of the latter's design and size, would have limited impact on amenities of no.13. It would be relatively low in height along the boundary and set back by a 1m gap provided by the side passage, which would ensure the extension does not appear overbearing or impact on neighbouring light levels. Additionally the extension would not have a side elevation window facing no.13 so there would be no impact on privacy to neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history was 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. 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer