

Application ref: 2022/1318/P
Contact: Edward Hodgson
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Date: 26 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

Imogen Planner Architects
6 Kiver Road
London
N19 4PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
114 Flat A
Maygrove Road
London
NW6 2ED

Proposal: Erection of rear and side infill extension to ground floor flat. Replacement of uPVC windows to front bay and to rear bedroom on ground floor. New solar vacuum tube panel to roof.

Drawing Nos: Site Location Plan, 127/ S01, 127/ S02, 127/ S04, 127/ S03, 127/ L01, 127/ L02, 127/L10, 127/ L04A, 127/ L03A, 127/S05

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, 127/ S01, 127/ S02, 127/ S04, 127/ S03, 127/ L01, 127/ L02, 127/L10, 127/ L04A, 127/ L03A, 127/S05

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.

The proposal is for the erection of a side infill and rear extension at ground floor level and replacement of uPVC windows with timber windows.

The application site a three storey terraced property which is neither listed nor located within a conservation area.

The side extension would infill the existing space within the existing rear wing and the boundary with no. 112. A lightwell measuring 1.2m deep is proposed in front of the existing second bedroom. This would allow natural light into the room and would reduce overshadowing at the rear window of neighbouring no 112. Following officer advice, the height of the side extension has been reduced from 3.2m to 2.8m at the boundary wall to reduce overshadowing and sense of enclosure in the garden of no 112.

The rear extension would project 1m deeper than the existing rear extension. An acceptable amount of garden space would remain. The extension would be finished with London stock brick and aluminium frame doors which are considered acceptable.

A solar vacuum panel is proposed on the roof of the rear extension, which would measure 2m wide, 2.24m long and 0.25m in height. It would largely be concealed behind the parapet and is considered acceptable.

A rooflight is proposed on the rear extension which would cause some level of light pollution, however this is not considered to cause significant amenity impacts on neighbouring occupiers.

The replacement of uPVC windows on the front bay window with timber and the replacement of uPVC windows with timber double doors on the rear bedroom is considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 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 centered on the page.

Daniel Pope
Chief Planning Officer