

Application ref: 2022/0681/P
Contact: Obote Hope
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Date: 9 May 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

YOOP Architects
Office 128
28A Church Road
Stanmore
HA7 4AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 Dennington Park Road
London
NW6 1BD

Proposal:
Erection of a single storey rear extension to the lower-ground floor and alterations to the hard landscaping treatment for ancillary residential floorspace.
Drawing Nos: 023/EX/001; 023/EX/002; 023/EX/100 REVA; 023/EX/120; 023/EX/121; 023/EX/122; 023/EX/140; 023/PL/204; 023/PL/200 REVA; 023/EX/002; 023/PL/203; 023/PL/205 REVC and 023/PR/240.

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: 023/EX/001; 023/EX/002; 023/EX/100 REVA; 023/EX/120; 023/EX/121; 023/EX/122; 023/EX/140; 023/PL/204; 023/PL/200 REVA; 023/EX/002; 023/PL/203; 023/PL/205 REVC and 023/PR/240.

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.

- 4 The proposed flat roof of the roof extension hereby approved shall not be used as a roof terrace or other form of open amenity space.

Reason: In order to protect the existing residential amenities of the occupiers of neighbouring properties in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Planning permission is sought for the erection of a single storey extension to the rear at lower-ground floor level. The extension would project approximately 3.2m in height and would not protrude higher than the existing boundary wall with the neighbouring properties. The extension would be constructed using matching brickwork with grey single-ply membrane and consist of aluminium doors. A small patio area would be created with steps leading up to garden level, the proposal would have acceptable relationship with this property and would respect the local context. The design and materials of the extension are considered acceptable in terms of the relationship with the host building and wider area as required by policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan.

Given that the extension would not be higher than the existing boundary wall the proposal is unlikely to lead to any significant loss of daylight to neighbouring habitable windows and would not harm outlook or significantly increase the sense of enclosure from within neighbouring rooms. Overall, the proposals would not be harmful to local residential amenity.

Two responses were received during consultation stage that raised concern that the flat roof could be used as a terrace, this element has been conditioned to ensure that access to the roof is only for maintenance purposes. Another comment relates to party wall concerns. However, this is not a material consideration when determining this planning application and an informative is attached to remind the applicant to consult the relevant body. The planning site history has been taken into account during the assessment.

The proposed development is in general accordance with policies A1 and D1 of

the Camden Local Plan 2017, policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 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.

- 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 above the printed name.

Daniel Pope
Chief Planning Officer