

Application ref: 2022/2367/P
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Date: 24 November 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

Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Ulysses Road
London
NW6 1EE

Proposal: Erection of a ground floor glazed infill extension and replacement rear extension to dwelling house (Class C3).

Drawing Nos: Site Location Plan; Block Plans; B139033-1100 Rev D; B139033-3000 Rev D; B139033-3100 Rev F.

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; Block Plans; B139033-1100 Rev D; B139033-3000 Rev D; B139033-3100 Rev F.

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 infill extension would be subordinate in scale and location to the two-storey dwelling. It would respect the original design and proportions of the building and existing pattern of development, including the ratio of built to unbuilt space, and allow for the retention of a reasonable sized garden. It would not be visible from the street with minimal visual impact on the character and appearance of the surrounding area. The glazed addition would be a lightweight contemporary addition in contrast with the traditional elements of the host building and terrace, which is appropriate in this instance.

The proposals have been revised during the application to reduce the depth and height of the extension and amend the roof pitch to slope down towards the neighbouring boundary at a height of 2.5m. The proposed extension would infill between the existing side elevation and the neighbouring boundary, with roof pitch sloping away from the boundary. While the glazing has potential for light spill to the neighbouring property, this is reduced by the glazing pitched away from the boundary wall. As a result, the proposals would not have a detrimental impact on the amenity of neighbouring properties in terms of outlook, light spill, or loss of privacy.

Two objections were received and duly considered in the associated consultation summary. The proposal was revised during the application and the objections were withdrawn, prior to the determination of this application.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, and Policy 2 of the Fortune Green West Hampstead Neighbourhood Plan. 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 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.

- 4 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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope

Chief Planning Officer