

Application ref: 2022/5306/P
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Date: 21 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Stuart Brown
Curlew Cottage
Priory Road
Blythburgh
Halesworth
IP19 9LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**54 Maygrove Road
London
NW6 2ED**

Proposal:

Erection of single storey lower ground floor rear extension and replacement of lower ground floor window with doors.

Drawing Nos: P419.00; P419.01; P419.02; P419.11, P419.12 and design and access statement ref.P419.14-B.

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:
P419.00; P419.01; P419.02; P419.11, P419.12, design and access statement

ref.P419.14-B.

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.

- 4 Prior to commencement of the development, full details of the sustainable drainage system and proposed SuDs measures shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment on the ground conditions for a soakaway and if not a suitable alternative should be proposed. An up-to-date drainage statement and a lifetime maintenance plan and supporting evidence should be provided including:
- The proposed SuDS or drainage measures including storage capacities;
 - The proposed surface water discharge rates or volumes.

The systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a single storey rear extension at lower ground measuring 5m deep, 3.75m wide and 3.1m high with a flat roof. It is noted that similar half-width extensions are not an uncommon feature within the terrace and the development would not appear out of character with the prevailing pattern of development. The extension is considered to be subordinate in relation to the host property and to retain sufficient garden space. It will be constructed of brick to match the existing with timber fenestration which is acceptable. Given its lower level and siting to the rear, there would be no public views of the development.

Also, at lower ground floor level the rear window will be replaced with a set of patio doors, which are considered to be in keeping with the fenestration of the building and would appear as a modest addition. Overall, the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and wider area.

It is noted that the extension height would be screened by the existing 3.6m high boundary between the site and No.56 which also sits at a higher level so there would be no impact on that neighbour's amenity. The extension does not occupy the full width of the plot and retains a 1.7m wide gap between the boundary with No.52. Given this separation distance, the modest height of the extension and the siting of the existing 2.1m high fence, it is not considered to harm their amenity. The development would not have a detrimental impact on either adjoining neighbour in terms of loss of light, outlook or privacy. A condition is attached restricting use of the flat roof as a terrace.

The site is located in a historically flooded street. The extension will serve an extended living/dining room and not create an additional bedroom at this level. Permeable paving, a water butt and some flood resilience measures have been provided; however no studies on whether ground conditions are suitable for a soakaway have been provided so this information has been conditioned. With the attached SuDs condition securing implementation and additional information, it is not considered to raise additional flooding concerns.

No objections were received during the statutory consultation period. 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, D1, CC2 and CC3 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 policies of 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer