

Application ref: 2022/5359/P
Contact: Fast Track TY
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Date: 16 April 2023

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

Intellect Civil and Construction Limited
30 Mountside
Stanmore
HA7 2DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
24 Ebbsfleet Road
London
NW2 3NA

Proposal:
Erection of rear dormer window and installation of 2 rooflights (1 x in front and 1 x in rear roofslopes) in connection with loft conversion (retrospective).

Drawing Nos: Site location plan; (INT/2022/12/01/-)01 rev Preliminary/01, 02 rev Planning/03, 03 rev Planning/03, 04 rev Planning/03, 05 rev Planning/03, 06 rev Planning/03, 07 rev Preliminary/01.

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 shall be carried out in accordance with the following approved plans: Site location plan; (INT/2022/12/01/-)01 rev Preliminary/01, 02 rev Planning/03, 03 rev Planning/03, 04 rev Planning/03, 05 rev Planning/03, 06 rev Planning/03, 07 rev Preliminary/01.

Reason:
For the avoidance of doubt and in the interest of proper planning.

- 2 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 Reason for granting planning permission:

The proposed rear roof dormer already in situ is suitably subordinate in size to the roofslope being extended, so maintaining the existing roof form in accordance with Council guidance. However, while the dormer is appropriately set down below the roof ridge, it occupies a low corner position on the rear roofslope with uneven distances to the roof margins which would not normally be acceptable.

Nevertheless, it is noted that this low position is similar to several existing dormers located at neighbouring properties within the wider rear terrace. Most notably, matching the position of a much larger dormer situated immediately adjacent to it at no.22 Ebbsfleet.

Additionally, it is recognised that though the works which are the subject of this application began in 2018, Council records indicate that a similar roof addition was located in the same position for a significant period of time at some time in the past. As such, the design, size, siting and materials of the dormer in situ do not result in any significantly different impact at the rear of the property and wider terrace than the previous roof addition.

Therefore, under these particular circumstances, the proposed dormer is considered to be acceptable in this context, especially as it does not overwhelm the roofslope, nor the host property, and is otherwise small in size and not visible from the public realm, so having no impact on the streetscene.

The proposed 2 rooflights already in situ are also appropriately sized, positioned and do not protrude significantly above the front and rear roofslopes. They are also noted as appearing similar and in keeping with several other rooflights also located within the front and rear roofscapes of neighbouring properties.

Overall, therefore, the proposals preserve the character and appearance of the host building and wider locality, as well as, being consistent with the objectives as set out in Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan, and are acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer