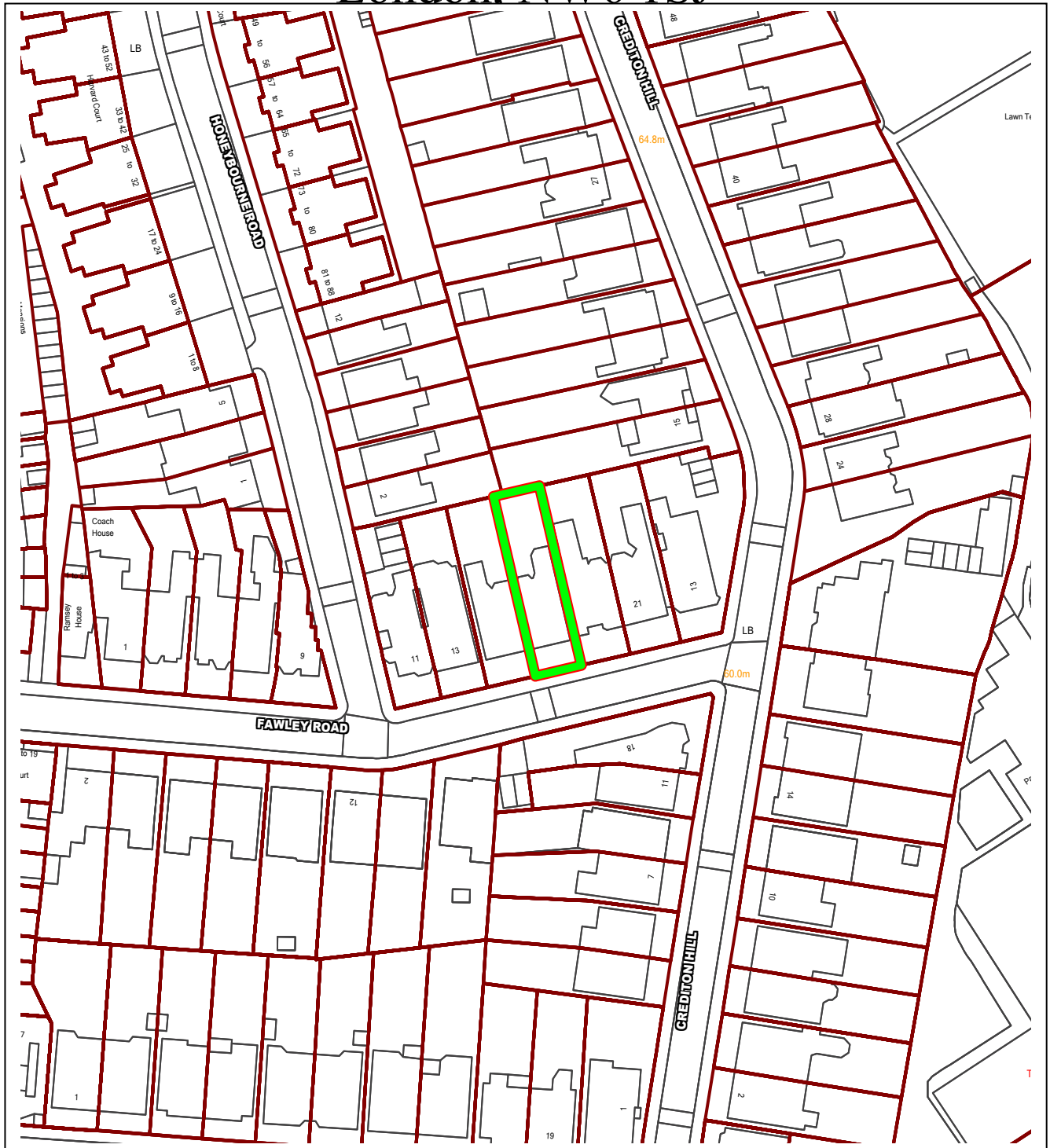


2023/3039/P – Flat A, 17 Fawley Road, London. NW6 1SJ



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos document 2023/3039/P – Flat A, 17 Fawley Road, London, NW6 1SJ

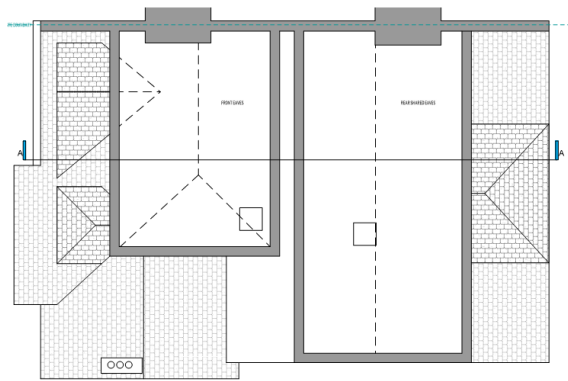
Front elevation



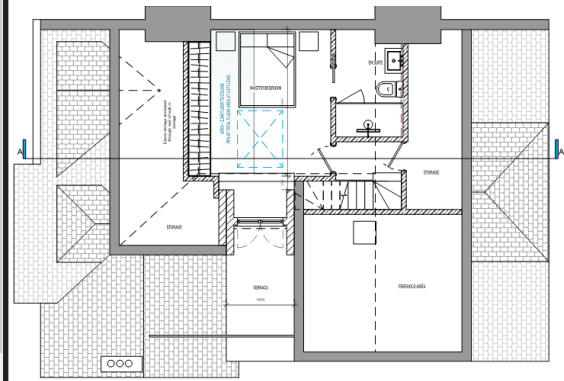
Aerial view of infil between two gables



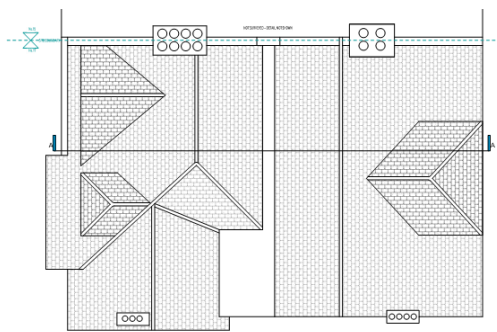
Plans and Elevations



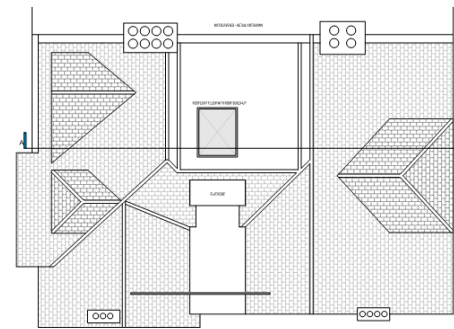
02 FIRST FLOOR
Scale: 1:100



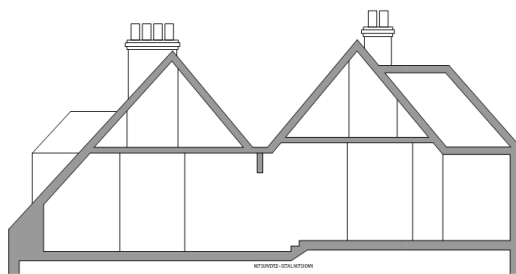
02 FIRST FLOOR
Scale: 1:100



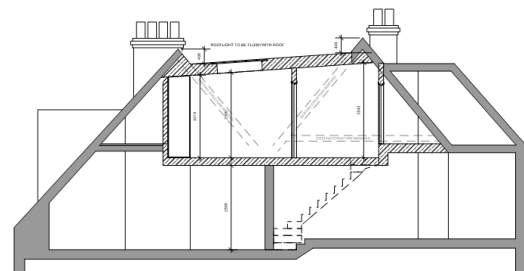
01 ROOF PLAN
Scale: 1:100



01 ROOF PLAN
Scale: 1:100



01 SECTION AA
Scale: 1:100



01 SECTION AA
Scale: 1:100

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date: 21/09/2023	
				Consultation Expiry Date: 08/10/2023	
Officer			Application Number(s)		
Ewan Campbell			2023/3039/P		
Application Address			Drawing Numbers		
Flat A 17 Fawley Road London Camden NW6 1SJ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of infill roof extension and creation of side roof terrace, new roof lights and new double doors					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	04	No. of objections	04
Neighbour Consultation		<p>A press notice was published on 14/09/2023 that expired on 08/10/2023 and site notices were displayed on 06/09/2023 that expired on 30/09/2023</p> <p>Four objections were made from neighbouring flats within the building, their concerns include:</p> <ol style="list-style-type: none"> 1) Character and design: <ul style="list-style-type: none"> • Excessive bulk • Incongruous feature • Not enough information regarding materials • Inaccurate drawings 2) Consultation: <ul style="list-style-type: none"> • Neighbours have not been consulted. 3) Other matters: <ul style="list-style-type: none"> • Development will lead to structural issues with the house 			

	<ul style="list-style-type: none"> • Concern over whether structural surveys have been undertaken • Party wall issues <p><i>Officer Comments: Party wall issues and structural issues are civil matters, are covered by building control regulations and are not material planning considerations. In relation to consultation, there was an issue with the Certificate on the application form which has now been fixed and the application was consulted on in line with Camden's statement of community involvement and Site Notices and Press Notice were issued. The updated drawings are considered sufficient for assessment. Issues of bulk, character and materials are discussed in section 2.2</i></p>
--	---

West End Green CAAC	West End Green Conservation Area Advisory committee (CAAC) were consulted and no comments were received.
----------------------------	--

Fortune Green and West Hampstead Neighbourhood Forum	The Fortune Green and West Hampstead Neighbouring forum have been consulted and no comments were received.
---	--

Site Description

17 Fawley Road is a three-storey, semidetached block of flats with front and rear gardens. This application refers to the alterations to the top floor flat, 17a Fawley Road. The Application is located in West End Green Conservation Area, Fortune Green and West Hampstead Neighborhood Forum area and is listed as making a positive contribution to the area.

Relevant History

Relevant planning decisions at the application site:

2013/7524/P- Erection of a single storey rear extension. Refused 14-02-2014

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

West End Green Appraisal and Management Strategy (2011)

Fortune Green and West Hampstead (2015)

Policy 2: Design and Character

Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets

Assessment

1. PROPOSAL

1.1. The original proposal included

- 1.1.1. Roof infill extension
- 1.1.2. Creation of new roof terrace
- 1.1.3. Glass balustrades
- 1.1.4. Roof lights and double doors

1.2. Following the Council requesting revisions

- 1.2.1. Reduction in height of roof infill
- 1.2.2. Reduction in size of roof terrace
- 1.2.3. Balustrades changing to iron and reduced in height
- 1.2.4. Roof lights changed to Conservation style

2. ASSESSMENT

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity

2.2. Design and Heritage

2.2.1. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Policy 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan also aim in achieving high quality design and protecting the character of Conservation areas.

2.2.2. CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

2.2.3. The roof infill extension covers the two gables but overall is less than half the width of the property. In terms of scale this is acceptable and the extension remains subordinate to the overall building, reflecting similar, appropriate development in the area.

2.2.4. Following amendments the form of the two original gabled/hipped roofs will be retained with the new central infill set down 400mm from the ridgelines. The roof light will also be conservation style and be flush with the roof slope. The infill extension is not located to the front and is setback from the side roof slopes, therefore, it is considered that from the public realm the infill will have minimal visibility and will not break the composition and rhythm of the roof lines. Therefore, the front elevation of the property is not considered to be affected by the proposal in any way.

2.2.5. The roof terrace in between the pitched roofs is also considered acceptable due to limited visibility. The balustrades have been reduced in size and changed to iron which is a sympathetic material and therefore also will have minimal visibility. The French doors to access the roof terrace will be timber framed. The materials are considered to be sympathetic and appropriate for the area.

2.2.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.7. It is concluded that the proposals would not have an undue adverse impacts on the amenity of any occupiers of any neighbouring properties in accordance with policy D1, D2 of the Camden Local Plan and Policy 2 and Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

2.3. Amenity

2.3.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

2.3.2. As the extension is located between the two gables and the height does exceed these points, the amenity impacts are limited. Due to this location the roof extension would have limited visibility and would impact on the neighbours in a very limited way in terms of outlook, daylight or enclosure. The new terrace area modestly scaled and is located between the gables and is also not visible. It means that there will be very limited impacts to overlooking to number 19, noise or loss of privacy considering there are no windows or even amenity spaces the occupants can see from this area.

2.3.3. It is concluded that the proposals would not have an undue adverse impacts on the amenity of any occupiers of any neighbouring properties in accordance with policy A1 of the 2017 Camden Local Plan.

RECOMMENDATION

3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 27 November 2023 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3039/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 19 October 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

n/a
37a Hopton Road
London
SW16 2EH
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
17 Fawley Road
London
Camden
NW6 1SJ

DECISION

Proposal:

Erection of infill roof extension and creation of new roof terrace, new roof lights and new double doors

Drawing Nos: 001 (Rev A), 002 (Rev A), 101 (Rev B), 101.1 (Rev A), 102 (Rev A), 103 (Rev A), 201 (Rev D), 201.1 (Rev D), 202 (Rev D), 203 (Rev D) and Design and Access Statement

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 001 (Rev A), 002 (Rev A), 101 (Rev B), 101.1 (Rev A), 102 (Rev A), 103 (Rev A), 201 (Rev D), 201.1 (Rev D), 202 (Rev D), 203 (Rev D) and Design and Access Statement

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, D2 of the Camden Local Plan and Policy 2 and Policy 3 of the 2015 Fortune Green and West Hampstead Neighbourhood Plan 2015

Informative(s):

- 1 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).
- 2 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.
- 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.

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

Chief Planning Officer

DRAFT

DECISION