

Application ref: 2023/3636/P
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Date: 16 February 2024

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

Brooks Murray Architects
41 Tabernacle Street
London
EC2A 4AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 8
34 Fordwych Road
London
NW2 3TG

Proposal: Erection of dormer windows to side and rear roof slopes.

Drawing Nos: Site Location Plan 1195.37_DM-001, 010, 020, 021, 030, 100, 200, 201, 300. Design and Access Statement (Brooks Murray 10/10/2023).

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 1195.37_DM-001, 010, 020, 021, 030, 100, 200, 201, 300.
Design and Access Statement (Brooks Murray 10/10/2023).

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 development is considered acceptable in terms of scale, design and materials and would not appear as incongruous to the host building nor the wider residential area.

The existing flat is a small residential unit at 2nd floor level, which was granted lawful use by virtue of a Certificate of Lawful Development (ref. 2022/5565/P). The whole property is a former single family dwelling which now consists of 11 self-contained flats. The proposal would involve an extension to the 2nd floor north corner flat consisting of conversion of the loft space to habitable area and erection of dormer windows to the side and rear roof slopes.

The existing flat, although technically lawful, is a very small unit of approximately 11sqm. The proposed extension into the loft would provide additional living space of approximately 31sqm, totalling 42sqm over two levels. It is acknowledged that the resulting GIA would be under the required nationally described space standards for a two storey flat; however, in this instance the proposed development is considered acceptable due to the significant improvement in living accommodation for the existing unit.

The proposals also include the installation of timber framed dormer windows with zinc cheeks to the side and rear roof slopes. The new dormers would be positioned to sit within the roof ridges and parapet without any alteration to the existing main roof slope. It is noted that neighbouring properties feature similarly scaled side and rear dormer window arrangements. The proposals for new dormers here are therefore considered to be suitable scaled with appropriate materials and are acceptable in design terms.

The proposed development is not considered to have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. 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 and H3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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