

Application ref: 2023/4144/P  
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**Development Management**  
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Ace Engineering Solutions  
14 Huxley Gardens  
Park Royal  
London  
NW10 7EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**94 Fortune Green Road**  
**London**  
**NW6 1DS**

Proposal:

Erection of single storey side and rear extension with two rooflights and installation of a window to side elevation of ground floor residential flat (Class C3).

Drawing Nos: Site Location plan; AR-011 Rev 02; AR-111 Rev 06

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; AR-011 Rev 02; AR-111 Rev 06

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.

- 4 The flat roof of the ground floor rear extension shall not be used as an amenity roof terrace, unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of The London Borough of Camden Local Plan 2017 and Policy 2 of The Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 5 The green roof hereby approved shall be fully installed on the buildings in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017 and Policy 2 of The Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 Prior to the occupation of the development hereby permitted, the window on the side elevation of the extension, as labelled on drawing AR111 Rev 06, shall be fitted with obscure glazing and non-opening, below 1.7m and the window shall be retained as such for the duration of the development.

Reason: In order to ensure privacy of future occupants in accordance with policy A1 of the Camden Local Plan 2017 and Policy 2 of The Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission-

The application site refers to a building located to the eastern side of Fortune Green Road, at the corner with Rose Joan Mews. The proposal relates to the existing ground floor flat located to the rear of the commercial unit. The site is not subject to any heritage designations and there are no trees within or neighbouring the boundary.

The proposal seeks to enlarge the existing one-bedroom flat to a two-bedroom flat by the addition of a single storey rear extension with bi-fold doors to the rear elevation and one new window to the side elevation facing Rose Joan

Mews. The materials and design of the extension are sympathetic to the building as it would be constructed of brick with timber doors and windows and a flat roof with two sky lights and a sedum roof.

The proposed single storey rear extension is subordinate in scale and location to the four-storey host building and respects the character and setting of neighbouring buildings. Most of this part of Fortune Green Road has been subject to rear and infill development over time with rear extensions of a variety of depth and height and two and three storey Mews developments facing Rose Joan Mews. As such, the proposals are considered to respect character of the host building and the existing pattern of development in the surrounding area.

While the extension would reduce the rear outdoor area of the site, it would retain some amenity space to the rear and form a small courtyard area between the rear elevation and extension. The existing outside space is hardstanding and the proposed sedum roof would be considered a benefit in mitigating the visual impact and supporting biodiversity.

The nearest residential properties that would be affected by the proposal are rear of the site to the south and east. Due to the height of the boundary walls, existing single storey extensions and two-storey mews houses forming neighbouring sites, the proposal would not cause any undue loss of daylight, sunlight, outlook, or privacy, or increase any sense of enclosure.

Due to the location, height, and depth of the flat roof, any such creation of a roof terrace here may create new overlooking opportunities to neighbouring habitable windows of the buildings in Rose Joan Mews. Therefore, a condition is included to this decision to prevent the use of the roof as an amenity terrace, to ensure the development would not have any detrimental impact on existing residential amenity in terms of loss of privacy.

Due to the location and height of the window to the side elevation fronting Rose Joan Mews, a condition is included on this decision to retain obscure glazing and be non-opening up to 1.7 meters to ensure privacy of future occupants.

One comment was received regarding leaseholder notifications. This was withdrawn during the application and confirmed as no objection to the proposal prior to making this decision.

The planning history of the site has been considered in making this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 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 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 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](http://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.

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