

Application ref: 2024/0256/P  
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Date: 10 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Absolute Lofts  
Unit 10, Patch Park Farm  
Ongar Road  
Abridge  
Essex  
RM4 1AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**7-8 Weech Road**  
**London**  
**NW6 1DL**

Proposal:

Erection of hip to gable side roof extension and rear dormer extension to enable loft conversion

Drawing Nos: O.S. Plan, ST\_FEB 23 \_7 WEE\_001, ST\_FEB 23 \_7 WEE\_002,  
ST\_FEB 23 \_7 WEE\_003 E, ST\_FEB 23 \_7 WEE\_004 E

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 drawings:

O.S. Plan, ST\_FEB 23 \_7 WEE\_001, ST\_FEB 23 \_7 WEE\_002, ST\_FEB 23 \_7 WEE\_003 E, ST\_FEB 23 \_7 WEE\_004 E

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.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed hip-to-gable roof conversion is considered to represent a proportionate alteration that would not cause harm to the character or appearance of the host building or the townscape. Similar hip-to-gable extensions have been undertaken at nos. 2 and 3 Weech Road (planning permissions 2016/6494/P and 2010/4934/P respectively) and planning permission has recently been granted (2024/0686/P on 22/04/2024) for a similar hip-to-gable roof extension with a rear roof dormer for the direct neighbour.

The site is not in a Conservation Area and the hip-to-gable extension would not project above the ridge line or the side elevation of the house. Matching slate tiles would be used. These could be secured by way of a planning condition.

The proposed rear dormer would be of an acceptable size, siting and design. While it would be closer to the eaves (i.e. 300mm) than those at nos. 2 and 3 Weech Road, it would be set down 300mm from the ridge and set in 500mm from the gable ended side of the roof.

The proposals would be similar in size and design to neighbouring alterations and extensions at roof level, most notably at nos. 2 and 3 Weech Road.

The site is not in a Conservation Area and the proposed rear dormer extension would be of an appropriate size for the building, preserving the form at the top, side and bottom and including fenestration which aligns to the windows on lower levels. The three rooflights on the front roof slope would be appropriately sized and sited and would not harm the appearance of the roof or the building.

The proposals are therefore considered to comply with the advice relating to roof extensions and dormers in the Council's Home Improvements CPG.

Given the scale and scope of the proposed works, and that the proposed dormer windows will not have any direct views into habitable rooms at neighbouring properties, the development is not considered to create any new impacts to neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

One letter of objection was received following statutory consultation on the application. The concerns raised in the letter are addressed as follows:-

The location plan indicates the site accurately and the existing and proposed plans, elevations and sections clearly show the existing building in all its forms and the extent of the proposed development such that its impacts can be assessed accurately.

The proposed rear dormer extension was reduced in size during the course of the application following concerns raised by Officers in relation to its impacts upon the appearance of the area and the visual amenity of surrounding occupiers.

Slate tiles and wooden windows are indicated on the application form and a condition to require 'matching materials' would ensure a satisfactory final appearance.

A Construction Management Plan is not necessary for a roof extension for which contractors can reasonably use on-street space on Weech Road for vehicular access. Any infringements of any highway laws could be enforced by highway regulations/enforcement and any excessive nuisance or disturbance to neighbouring occupiers could be controlled under Environmental Health legislation.

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 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & 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 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](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.

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