

Application ref: 2024/0562/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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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Studio 136 Architects Ltd  
6 The Broadway  
Wembley  
HA9 8JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**17-19 Ebbsfleet Road  
London  
NW2 3NB**

Proposal:

Hip to gable roof conversion with two rear dormers; installation of rooflights to front and rear roof slopes; replacement of all windows and doors with double-glazed timber framed units.

Drawing Nos:

Design and Access Statement (prepared by Studio 136 Architects), Fire Safety Strategy, Existing Photos, (Prefix ST\_24\_17-19EBBSFLEET\_loft\_) 00, 01, 02, 03, 04, 05, 06, 07, 08.

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:

Design and Access Statement (prepared by Studio 136 Architects), Fire Safety Strategy, Existing Photos, (Prefix ST\_24\_17-19EBBSFLEET\_loft\_) 00, 01, 02, 03, 04, 05, 06, 07, 08.

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 hip-to-gable roof conversion is considered to represent a proportionate alteration that would not cause harm to the character and setting of the host and neighbouring properties. Although the alteration to the roof form is visible when viewed from in front of the property and in views along Ebbsfleet Road, the uniformity and cohesive design of the building is preserved as the alterations are identical on each side of the building. The proposed rear dormers are considered appropriate in scale and design, also representing a proportional extension that would not harm the character of the host building.

The proposals would be similar in size and design to neighbouring alterations and extensions at roof level, most notably at no. 22 Ebbsfleet Road and nos. 233-235 Fordwych Road. Furthermore, the use of fenestration and roof lights which aligns to the windows on lower levels, matching London stock bricks to the gable end, and dormer cladding and new roof in slate would ensure that the extension's appearance would be complementary to the appearance of the property. The proposed rooflights to the front and rear roof slopes are also considered acceptable in terms of size, design, and siting. The replacement of all existing windows with double-glazed timber sash units are considered acceptable on sustainability grounds and for use on the historic property, thus preserving the character of the host building.

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

No comments or objections were received following statutory consultation. 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 London Borough of 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer