

Application ref: 2023/4412/P
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Date: 27 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Design Spec Ltd.
Suite 1C, Warren House
10-20 Main Road
Hockley
Essex
SS5 4QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
3 Westbere Road
London
NW2 3SP

Proposal:

Alterations and extensions to the existing roof including erection of a rear dormer and conversion of the roof from hipped to gable and alterations to the second floor rear conservatory all in association with the existing upper floor flat.

Drawing Nos: 3374/08/44 rev 00; 3374/08/44 rev 05

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:

3374/08/44 rev 00; 3374/08/44 rev 05

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:

Permission is sought for works to the roof of the semi-detached property and to the second floor rear conservatory.

Design:

The property is one half of a semi-detached pair. The height of the building combined with the shallow pitch of the roof results in the roof form not being visually prominent from the street. The property is not at the end of a row so the altered roofline would only be visible from closer views of the property.

The rear roofline of these properties can be glimpsed from Mill Lane but given its context the proposed hip to gable roof extension is considered acceptable and would not have a harmful effect on the host property or the semi-detached pair. It is proposed to install 3 velux windows in the front elevation. The size, position and number of rooflights is considered acceptable. During the course of the application revisions have been made to the size of the rear dormer as it was originally considered to be too wide and was not considered subservient to the roof. The revised design is now more modest in size, and its position and size is acceptable within the roof. The dormer would be constructed using hanging tiles to match the existing roof and the uPVC windows would match the existing windows in the rear elevation. The materials would be considered acceptable here.

Changes are also proposed to the roof of the rear second floor conservatory. The changes would include alterations to the roof form from a hipped sloping roof to a gable roof. It is also proposed to change the material of the conservatory roof from glazing to hanging tiles to match the main roof. The changes would result in the conservatory appearing more prominent however given that the footprint and overall height of the conservatory remains the same, the proposed changes would be considered acceptable.

Amenity:

The proposed hip to gable roof extension would result in the new roof being closer to the neighbouring side dormer at no. 5 which serves a bedroom. There is another window in the rear elevation of this side dormer that faces onto the rear garden as well as two velux windows. The proposed roof works would not result in a harmful loss of daylight, outlook or sunlight to this room nor the flats within no. 5 and would be considered acceptable.

Concerns have been raised by a local resident in a property in Mill Lane relating to potential loss of privacy, overlooking from the new dormer and associated noise from construction works. The application property is perpendicular to the properties fronting this part of Mill Lane and lies approximately 15m to the southeast. Any views from the new dormer window towards the rear gardens and windows in the properties that front Mill Lane would be oblique and would not result in any additional harmful loss of privacy or overlooking.

Possible noise from construction works is temporary in nature. Hours of working and noise would during construction would be controlled by Environmental Health legislation.

No further objections have been received prior to the determination of the application. The planning and appeals 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 and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer