

Application ref: 2024/3609/P
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Date: 8 October 2024

Development Management
Regeneration and Planning
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Inglis Inglis Ltd
Midsummer Studio
179 Dalling Road
London
W6 0ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 3, 1 Cleve Road
London
NW6 3RG**

Proposal: Replacement of an existing rear dormer with a rear inset roof terrace and a new rooflight to side elevation.

Drawing Nos: CR02 P01; CR02 P02; CR02 P03; CR02 P04; CR02 P05; CR02 P06;
CR02 P07; CR02 P08; CR02 P09A; CR02 P10; CR02 P11 & CR02 P12

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 CR02 P01; CR02 P02; CR02 P03; CR02 P04; CR02 P05; CR02 P06; CR02 P07; CR02 P08; CR02 P09A; CR02 P10; CR02 P11 & CR02 P12

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The property is large Victorian residential building located on the southern side of Cleve Road close to its junction with Priory Road and Canfield Gardens. The property is split into three flats across each of the floor levels, with the site occupying the top floor roof space. The property lies within the South Hampstead Conservation Area and is considered to be a positive contributor.

The proposal is for the removal of the rear kitchen dormer window and replacing this with an inset balcony roof terrace, with new white painted timber sliding doors. In addition a new rooflight is proposed on the eastern side of the sloped roof above the existing bathroom to provide more light into this space.

The design of the sliding door has been amended at officer's request to include a timber horizontal glazing bar to help reflect the central glazing bar of the original Victorian windows.

There are no amenity concerns as the proposed terrace will only overlook gardens that the existing dormer already overlooks. Neighbouring facing windows are all more than 25m away and therefore are far enough away to make this acceptable. In addition, the height of the terrace edge is partly determined by the thickness of the roof in this location, which sets the terrace back into the room as much as the original window.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

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 D2 of the Camden Local Plan 2017 and policies 2 and 3 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

- 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