

Application ref: 2024/4625/P
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Date: 3 March 2025

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Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Dimensions- Planning&Architecture
Unit 7
Hawthorn Business Park
165 Granville Road
London
NW2 2AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
97 Fordwych Road
London
NW2 3TL

Proposal:
Enlargement of front dormer and erection of side and rear dormer windows.

Drawing Nos: Design and Access Statement, Fire Safety Strategy, Site Location Plan; PR-L001 Rev A, Proposed Ground Floor Plan; PR-P001 Rev A, Proposed First Floor Plan; PR-P002 Rev A, Proposed Second Floor Plan; PR-P003 Rev A, Proposed Loft Plan; PR-P004 Rev A, Proposed Roof Plan; PR-P005 Rev A, Proposed Front elevation (SW); PR-E001 Rev A, Proposed Rear Elevation (NE); PR-E002 Rev A, Proposed Side Elevation (NW); PR-E003 Rev A, Proposed Side Elevation (SE); PR-E004 Rev A, Proposed Section AA; PR-S001 Rev A, Proposed Section BB; PR-S002 Rev A

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, Fire Safety Strategy, Site Location Plan; PR-L001 Rev A, Proposed Ground Floor Plan; PR-P001 Rev A, Proposed First Floor Plan; PR-P002 Rev A, Proposed Second Floor Plan; PR-P003 Rev A, Proposed Loft Plan; PR-P004 Rev A, Proposed Roof Plan; PR-P005 Rev A, Proposed Front elevation (SW); PR-E001 Rev A, Proposed Rear Elevation (NE); PR-E002 Rev A, Proposed Side Elevation (NW); PR-E003 Rev A, Proposed Side Elevation (SE); PR-E004 Rev A, Proposed Section AA; PR-S001 Rev A, Proposed Section BB; PR-S002 Rev A

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 West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The application site consists of a four storey semi-detached dwelling. A lawful development certificate (ref.2013/7071/P) recognises the use as 8 self-contained units and 2 units with shared facilities. Notwithstanding what is shown on the internal floor plans, the application relates to the external works only and does not consent any loss of housing with shared facilities. The site is not within a Conservation Area and is located within the Fortune Green and West Hampstead Neighbourhood Plan area.

The proposal is for the erection of dormers to the rear, side (east) and front roof slopes.

The installation of dormers to the rear, side and the enlargement of an existing front roof slope dormer is considered acceptable as they would be of a suitable design and scale to avoid being dominant additions to the building but subservient to the existing roofscape. It is noted that there are a number of similar multi slope dormers within the terrace row and adjacent as well as neighbouring streets and therefore the principle of dormers in this location is established.

In terms of the enlargement to the front dormer, the scale remains consistent with other nearby examples of front dormers.

The finish of the dormers would be matching materials, including tiles and timber windows. The proposal would avoid a significant impact on the character of the host dwelling or the appearance of the surrounding area. The proposal, given its scale and siting, it is not considered to create any new impacts to neighbouring residential amenity with regards to overshadowing, overlooking or overbearance.

One objection was received following statutory consultation which referred to the bulk of the dormers and the internal housing quality. Since the objection was received, revised proposals have reduced the scale of all dormers to a more sensitive scale. In terms of housing quality, these are existing homes and any modifications to housing unit number or nature is not part of this application.

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 and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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.

- 4 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).

5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

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

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer