

Chris Bowen & Katherine Grace
Flat C
24 Iverson Road
London
NW6 2HE

Application Ref: **2015/3892/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat C
24 Iverson Road
London
NW6 2HE**

Proposal: Installation of 2 front rooflights, erection of rear dormer roof extension, insertion of door on second floor rear elevation and use of second floor rear roof area as terrace

Drawing Nos: AAL-14-199-PO1(Site Location Plan); 1821.EX.01; 1821.PP.01 Rev A; and 1821.PP.02 Rev B.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: AAL-14-199-PO1(Site Location Plan); 1821.EX.01; 1821.PP.01 Rev A; and 1821.PP.02 Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings at a scale of 1:50 and details of materials of the privacy screen and terrace railings hereby approved, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The subject site is occupied by a 4 storey mid-terrace building on the south side of Iverson Road in use as 3 flats. The proposal includes alterations at roof level comprising the installation of two rooflights on the front roofslope and a dormer at the rear. Although Camden's guidance (CPG1) discourages the introduction of dormers where there is an unbroken roofscape, as is the case with the subject terrace, as the site backs on to a railway line, visibility from neighbouring properties at the rear would be minimal. The rear dormer is compliant with guidance in terms

of design, location and proportions, and will be subordinate to the host dwelling (revised drawings were submitted in order to address concerns regarding its originally proposed size). The proposed rooflights will be flush with the roof surface, and are acceptable in terms of size and number, and will not be visible from street level, so will have negligible impact on the streetscene.

The proposal includes use of the roof of the existing rear outrigger as a terrace. Access to the terrace would be formed by replacing an existing window with a door. Railings will be erected around its perimeter to provide safety for occupants. In order to ensure the terrace would not compromise the amenity of adjoining properties, a 1.8m privacy screen will be installed to separate the terrace from the adjoining unit at No. 22 Iverson Road. The nearest window to the terrace that is not part of the subject unit is already obscure glazed and as such the proposal will not result in an unacceptable privacy impact on this unit. Subject to details of materials, the location and lack of visibility of the privacy screen and railings is considered to be such that they will not have a detrimental impact on the appearance of the building or the character of the area.

The rear dormer window and terrace will be well above ground level and as such the primary outlook will be long distance views out over the train line to the rear. As such the proposal is not considered to result in unacceptable overlooking of adjoining and nearby gardens. The relatively small size of the rear dormer and its location in the middle of the roof face is such that it would not have an unacceptable impact on the amenity of adjoining properties by way of loss of light, loss of outlook or sense of enclosure. While the proposed privacy screen will result in some loss of outlook for windows on adjoining properties, it is not considered to be sufficient to warrant refusal of the application.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment