

Mr Amit Patel
Construct 360 Ltd
13 Oakdale Avenue
Kenton
Harrow
London
HA3 0UJ

Application Ref: **2015/3925/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

8 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flats 3, 4, 5 & 7
15 Rondou Road
London
NW2 3HB

Proposal: Construction of a dormer window to rear roof. Conversion of existing studio flat (Flat No. 5) to enlarge flats 3 & 4.

Drawing Nos: Site location plan, (RR15-) 3001, 3002, 3003, 3004A and Design and Access Statement

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: Site location plan, RR15-3001, RR15-3002, RR15-3003, RR15-3004A and Design and Access Statement .

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer window would appear as a subordinate addition within the existing roof slope and be contained within the roof away from the eaves, ridge and hip. The dormer window would have an acceptable impact on the appearance of the host dwelling and wider area. The dormer would be clad in tiles to match the existing roof and the windows will be timber to match those on the existing building.

The size and location of the proposal would not cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy. The development would not give rise to any further overlooking to the rear than currently exists.

The loss of a studio flat for the gain of additional space to the existing flats is considered acceptable as the enlarged flats would create better quality accommodation complying with policy DP2 and meet residential space standards set out in Camden Planning Guidance 2.

No objections were received following statutory consultation. The site's planning history 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, policies DP2, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and paragraph A13 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126 and 141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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



Ed Watson
Director of Culture & Environment