

Mr Ashfaq Ahmed  
Design Ghar Limited  
Office Suite  
1 Uphall Road  
Ilford Essex  
IG1 2JF

Application Ref: **2015/6615/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

3 March 2016

Dear Sir

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat B  
463 Finchley Road  
London  
NW3 6HN**

Proposal:

Erection of rear dormer and metal balustrade to create roof terrace.

Drawing Nos: 01; 02; 03(3RD REVISION FEB 2016); 04 (3RD REVISION FEB 2016);  
05(3RD REVISION FEB 2016); 06

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 01; 02; 03 (3RD REVISION FEB 2016); 04 (3RD REVISION FEB 2016); 05(3RD REVISION FEB 2016); 06

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed dormer is of an appropriate scale and design and complies with CPG1 guidance with respect to its size and siting. The proposed terrace is considered to be acceptable in design terms by virtue of its proportionate size to the host property and black metal railings. Due to their location on the host property, the dormer and terrace would not be visible from anywhere in the public realm and could only be viewed from above ground windows of properties at a distance. On the terrace there are two other dormers at no.459 Finchley Road and no.336 West End Lane so the proposal would not be harming an unbroken roofscape.

To prevent overlooking to the terraces and windows of neighbouring occupiers, the railings of the terrace have been amended to be set back from the edge of the roof on all sides. As such the proposal is not considered to cause any adverse impacts to the amenity of adjoining residential occupiers with respect to loss of privacy, outlook, sunlight or daylight.

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 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, 7.6 of the London Plan 2015 and paragraphs 14, 17, 56-68 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.

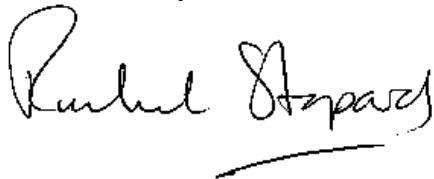
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Director of Culture & Environment