

Mr Nalin Tailor
Flat 4
146 Iverson Road
London
NW6 2HH

Application Ref: **2016/2290/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

28 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
146 Iverson Road
London
NW6 2HH

Proposal:

Alterations to roof of existing rear extension to facilitate the creation of a raised terrace at 2nd floor level.

Drawing Nos: EX.1; PR.1 REV A; PR.2 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 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: EX.1; PR.1 REV A; PR.2 REV A.

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

- 4 1.8 metre high privacy screening, as described on approved plans, shall be erected prior to the first commencement of use of the roof terrace and shall be permanently retained.

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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Most properties in the row have undergone significant alteration and it is not considered that the loss of the pitched outrigger roof would disrupt an unbroken row or cause significant harm to the character and appearance of the host dwelling or character of the area despite being an original feature. The development would not be visible from any public place and thus would not impact upon the streetscene. The proposed roof terrace is a common form of extension in this locality and would not appear out of character, with several other nearby properties having been granted permission for the same alterations as recently as 2015 (no.156).

Subject to the adherence to the recommended conditions, the terrace is not anticipated to result in an unreasonable impact upon the privacy of neighbouring residents. Similarly the development would not cause undue harm to any neighbouring occupier in terms of outlook, light or noise.

29 neighbours were consulted in relation to the development, no comments were received. The sites 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, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 as well as the London Plan 2016 and National Planning Policy Framework 2012.

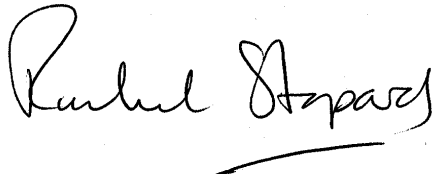
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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
Executive Director Supporting Communities