

Qarib Nazir
397 Reigate Road
Epsom Downs
KT17 3LU

Application Ref: **2016/5687/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

2 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2nd Floor
139 Iverson Road
London
NW6 2RA**

Proposal:

Erection of a rear dormer extension with the installation of two rooflights to the front roof slope of residential flat.

Drawing Nos: Site location plan; PP- (01, 02, 03, 04, 05); PP-06-BRevR2; PP-07-BRevR2; PP-08-BRevR2; 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; PP- (01, 02, 03, 04, 05); PP-06-BRevR2; PP-07-BRevR2; PP-08-BRevR2.

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

Informative(s):

- 1 Reasons for granting permission.

Following revisions to the size of the proposed rear dormer, it is considered acceptable in terms of design, size and materials. It would feature two windows and finished in tiles. Although the small window looks out of balance due to the constraints of the internal layout, however, the edge of the window would align with the windows on the lower floors and both windows would be of a size that is subordinate to the windows below. Also the windows on the rear elevation are a mis-match, as such, the proposal is not considered to harm the appearance of the host building or surrounding area.

The materials for the rear dormer would be tiles to match the existing and the window materials have been changed from upvc to timber framed in line with guidance.

The proposed rooflights would be fitted flush with the roof surface and installed below the roof ridge. Along the terrace are similar modest sized rooflights, as such they are considered acceptable.

The proposed rear dormer and front rooflights would not harm the neighbouring amenity in terms of overlooking, outlook or loss of light.

No comment has been received prior to coming to this decision. The site's planning history was 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 DP24 and DP26 of the London Borough of Camden Local Development Framework Policies and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with

The London Plan March 2016 consolidated and the National Planning Policy Framework.

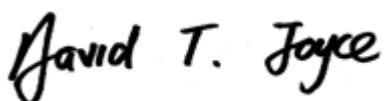
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities