

Mr K Patel  
Your Architect Ltd  
Estoril  
181 Uxbridge Road  
Harrow  
HA36TP  
United Kingdom

Application Ref: **2016/6494/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

9 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Flat 2nd Floor**  
**2 Weech Road**  
**London**  
**NW6 1DL**

Proposal:  
Erection of hip to gable roof extension and rear dormer with Juliette balcony  
Drawing Nos: 16/064\_S0, 16/064\_S1, 16/064\_S2, 16/064\_S3, 16/064\_P1B, 16/064\_P2B  
and 16/064\_P3.

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:

16/064\_S0, 16/064\_S1, 16/064\_S2, 16/064\_S3, 16/064\_P1B, 16/064\_P2B and 16/064\_P3.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed hip to gable roof extension shall match the development at 3 Weech Road, creating a uniformity between 1-4 Weech Road. The roof level development is only visible when directly in front of the property and is a modest addition to the roof slope. The proposed materials are to match the main property. The front rooflights shall sit high within the roof slope and shall be flush with the roof. Overall the design is considered acceptable.

The proposed roof level development is not considered harmful in terms of amenity given the location within the roof slope (no loss of light for neighbours) and that no direct overlooking would occur.

No objections were received in relation to the development and the site history has been taken into account in assessing the proposal.

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 the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan 2016 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).

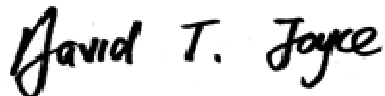
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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