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Application Ref: **2017/0729/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

6 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**81 Fordwych Road**  
**London**  
**NW2 3TL**

Proposal:  
Erection of enlarged front dormer (retrospective).

Drawing Nos: 31-14-Ex25; Site Plan.

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 shall be carried out in accordance with the following approved plans: 31-14-Ex25; Site Plan.

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



Informative(s):

1 Reasons for granting permission.

Front dormers are a common feature within the Fordwych Road. The enlarged front dormer measures 2.5m wide by 1.6m high and would project 2.8m from the front roof slope. Camden Planning Guidance Design (CPG1) requires amongst other things that a 500mm gap between the extension and ridge should be provided. Whilst it is acknowledged that the proposal would not comply with all of the set-in requirements of the CPG, it would be set at a similar level to the existing dormers on the building and the front dormer of the adjoining property; and to set it further down than these existing dormers and other front dormers within the street would likely appear incongruous. In respect of the size, whilst ideally the dormer should be narrower and more akin to the dormer at the adjoining property, it is acknowledged that in the wider context the proposed size would not harm the character of the area. The materials used are appropriate in the context of the existing roof and would not harm the appearance of the building or its surroundings. The proposal is therefore considered acceptable in design terms.

The proposed works are not considered to cause a loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

No objections were received prior to making this decision. 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 DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies; policy and D2 of the Camden Local Plan Submission Draft 2016; and the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies in the London Plan 2016; and relevant paragraphs 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.

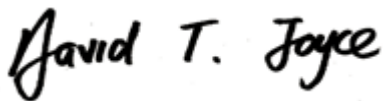
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning