

Michael Schienke
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31C Canteloves Road
London
NW1 9XR

Application Ref: **2017/1524/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1st Floor Flat ,
209 Fordwych Road
LONDON
NW2 3NH**

Proposal:

Erection of dormer roof extensions to the rear and side elevations and the installation of 1 rooflight to the front elevation, all associated with the existing residential maisonette

Drawing Nos: A-(10)-011, A-(10)-012, A-(10)-013, A-(10)-014, A-(11)-010, A-(12)-010, A-(13)-010 REVA, A-(13)-011 REVB, A-(13)-012 REVB, A-(14)-10 REVB and A-(15)-010 REVB and 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 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; policy DP24 of the London Borough of Camden Local Development Framework Development Policies; and policy D1 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- A-(10)-011, A-(10)-012, A-(10)-013, A-(10)-014, A-(11)-010, A-(12)-010, A-(13)-010 REVA, A-(13)-011 REVB, A-(13)-012 REVB, A-(14)-10 REVB and A-(15)-010 REVB and site plan.

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

- 4 Before the development hereby permitted is first occupied, the side dormer window shall be glazed with obscured glass and non-openable below a height of 1.7m above the internal floor level and shall be maintained as such thereafter.

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; policy DP26 of the London Borough of Camden Local Development Framework Development Policies; and policy A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed side dormer as revised would be positioned approximately 3.7m from the front elevation and 1.9m in height; these setbacks would limit its visual impact from the public domain and ensure it is modest and less harmful than the oversized side dormer on the semi-detached neighbour. The rear dormer would be smaller than the neighbouring one and is modest in size.

The proposed side and rear dormers would be set back from the roof, eaves, ridge and hips by a minimum of 500mm and therefore accord with Camden Planning Guidance (CPG1 Design). The size, design and materials of the side and rear dormers are considered modest and appropriate. They would not adversely impact on the appearance of the host building or the wider area and would be subordinate to the host building. The rooflight to the front elevation is a subordinate and appropriate alteration.

To prevent overlooking into the adjoining side dormer, it is recommended that the windows of the side dormer be obscured glazed. Subject to this, it is considered

that the dormers will not adversely harm the amenity of the surrounding area or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections or comments have been raised in relation to the works. The application site's planning history 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 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015; and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 T. Joyce

David Joyce
Director of Regeneration and Planning