

Mrs Xiayi Qiu  
A1 PMS  
9 Esher Road Hersham  
Walton-on-Thames  
KT12 4JZ

Application Ref: **2017/2592/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

2 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**167 Fordwych Road**  
**London**  
**NW2 3NG**

Proposal: Erection of dormer roof extension to the flank elevation and roof light to the rear elevation for ancillary residential floorspace (Class C3).

Drawing Nos: 1 REVG, 2 REVG, 3 REVG, 4 REVG, 5 REVG, 6 REVG, 7 REVG, 8 REVG, 9 REVG and 10 REVG.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1 REVG, 2 REVG, 3 REVG, 4 REVG, 5 REVG, 6 REVG, 7 REVG, 8 REVG, 9 REVG and 10 REVG.

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 A1 of the London Borough of Camden Local Plan Submission 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed side dormer would be positioned approximately 5.0m from the front elevation to limit the visual impact in the public domain and it would be 1.5m in height, with a length of 3.4m.

The proposed side dormer would be 500mm or more from the eaves and roof ridge and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials of the side dormers are viewed as appropriate and it is considered that the proposed dormer would be subordinate to the host building. Given this, the proposed dormer would not adversely impact on the character and appearance of the host building or the wider area.

To ensure that the amenity of the adjoining properties is maintained, it is recommended that the window in the side dormer be obscurely glazed, which can be secured by condition. Subject to this, it is viewed that the size, location and height of the extension would not adversely harm the amenity of adjacent residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The installation of the rooflight to the rear elevation is also considered to be acceptable as the rooflight is to the rear, out of public view, and subordinate to the roof slope.

No objections or comments have been raised in relation to the works. The

application site's planning history and relevant decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policies in the London Plan March 2016, the relevant paragraphs of the National Policy Framework and of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

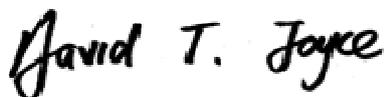
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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  
Director of Regeneration and Planning