

Mr Achikam Surkis
AS Studio Ltd
2 Magdalen mews
London
NW3 5HB

Application Ref: **2017/5281/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

31 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
95 Fordwych Road
London
NW2 3TL

Proposal:
Erection of side dormer roof extensions and installation of additional roof light for ancillary floorspace to the existing HMO unit (Class sui-generis).
Drawing Nos:

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: 2095(EXI)001, 2095(EXI)002, 2095(EXI)102, 2095(EXI)100-300, 2095(EXI)202, 2095(EXI)104, 2095(EXI)300-301, 2095(PLA)002 REVA, 2095(PLA)100-300, 2095(PLA)102, 2095(PLA)103 REVA, 2095(PLA)104 REVA, 2095(PLA)200, 2095(PLA)201 REVA and 2095(PLA)202 REVA.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side dormer would be positioned approximately 4.0m from the front elevation to limit the visual impact from the public domain and would measure approximately 1.4m in height and 3.1m in width.

The proposed side would be set back appropriately set back from the roof, eaves, ridge and side by a minimum of 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials of the side dormers are viewed as appropriate. Given this, the proposed dormers would not adversely impact on the appearance of the host building or the wider area and would be subordinate to the host building.

No objection is raised for the installation of the rooflight to the centre of the roof ridge.

There is no dormer extension associated with the neighbouring property no. 97 and given its size, scale and settings the proposal would not harm 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 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 2012 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,

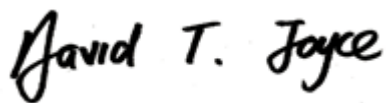
- access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control 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