

Miss Jamie-Lee Collins
Domestic Designs Ltd
Domestic Designs Ltd
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Application Ref: **2017/6829/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 **3688**

5 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
156 Iverson Road
London
NW6 2HH

Proposal:

Installation of rear dormer window and installation of 2 x roof lights to front and 1x roof light to rear.

Drawing Nos: Location Plan, Existing and Proposed: 17/196.1B

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: DD17/196.1B

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

Informative(s):

- 1 Reason for granting permission-

The proposed dormer roof extension would be located on a rear roofslope and would replace an existing dormer window. It would be of a size appropriate for its context, and the cheeks would be slate-clad, matching the roof of the host building and neighbouring dormer roof extensions. It is sufficiently set in from the eaves, roof ridge and chimney, meeting the 500mm minimum dimension for each measure as stipulated in Camden Planning Guidance 1 (Design). As such, the dormer roof extension is considered to be subordinate within the roof and appropriate in terms of its design. The proposed rear velux window would match that already constructed at No. 158 and would be similar to other adjoining properties. To the front, velux windows would be identical in design and location to others on the roofscape. Additionally, the pitch of the roof means that they would be only slightly visible from the public realm.

In terms of amenity, the dormer roof extension and rear velux window would not create any additional overlooking above that which is possible from the existing smaller dormer window. The new dormer would serve a habitable room (bedroom) rather than a bathroom at present. There is a separation distance of 22m between the rear of the application property and the rear of Aerynn House that lies to the south so there would be no issues in relation to loss of privacy. The scheme would not create any other amenity issues in relation to overlooking, privacy, sunlight/daylight or light pollution.

No objections have been received. The site's planning history was also taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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).

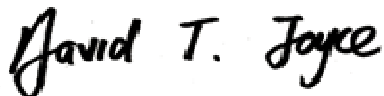
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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