

Application ref: 2017/6661/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 6 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Avalon Built Environment Ltd
Parndon Mill
Parndon Mill Lane
Harlow
CM20 2HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3rd Floor Flat
142 Fortess Road
London
NW5 2HP

Proposal:
Replacement of rear dormer by new enlarged rear dormer extension and replacement of front dormer by 2 rooflights to front roofslope.
Drawing Nos: A0522-A-002 (Site Location Plan), A0522-A-021, A0522-A-033, A0522-A-025, Design and Access Statement

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: A0522-A-002 (Site Location Plan), A0522-A-021, A0522-A-033, A0522-A-025, Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer is acknowledged to be wider and larger than would normally be considered appropriate. However it is noted that the several properties along this terrace have similar sized rear dormer extensions, many of which have been approved within the last 10 years. It is thus considered that a precedent has been set and that the proposed dormer is of a scale which is in keeping with the character of the surrounding rear elevations and would not be visible from the public realm. It is appropriately set off by 0.5m from the eaves, party walls and roof ridge as required by Camden design guidance. The proposed use of synthetic slate and aluminium windows are considered acceptable for this location outside a conservation area.

The replacement of the existing front dormer by two velux rooflights is considered acceptable as they would be sited on a diverse roofscape and therefore not break any strong established symmetry.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been 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 D3 of the Kentish Town Neighbourhood Plan 2016. 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

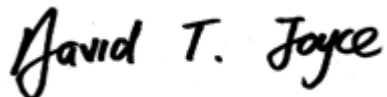
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning