

Application ref: 2018/1562/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 13 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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AS Studio Ltd
2 Magdalen mews
London
NW3 5HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 8 3rd Floor
95 Fordwych Road
London
NW2 3TL

Proposal:
Erection of a new rear dormer and installation of one additional flat rooflight to existing flat crown roof.

Drawing Nos: 2095(EXI)001, 2095(EXI)002, 2095(EXI)102, 2095(EXI)103, 2095(EXI)104, 2095(EXI)201, 2095(EXI)202, 2095(EXI)300-301.
2095(PLA)002 Rev A, 2095(PLA)103 Rev A, 2095(PLA)104 Rev A, 2095(PLA)200, 2095(PLA)201 Rev A, 2095(PLA)202 Rev A, 2095(PLA)300-301 Rev A.

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)103, 2095(EXI)104,
2095(EXI)201, 2095(EXI)202, 2095(EXI)300-301.
2095(PLA)002 Rev A, 2095(PLA)103 Rev A, 2095(PLA)104 Rev A,
2095(PLA)200, 2095(PLA)201 Rev A, 2095(PLA)202 Rev A, 2095(PLA)300-301
Rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The dormer window to the rear roof is considered to be acceptable as the pitch of the existing roof is sufficient, the dormer does not cut through the roof ridge, there are examples of interrupted roofscapes within the immediate area. In form and scale the dormer relates to the floor below and the materials complement the host dwelling. The proposed rear dormer would be set in by 0.5m either side and 0.5m from the roof ridge therefore is in accordance with the prescribed setbacks in Camden planning guidance. The proposal is not considered to result in harm to the character or appearance of the host building or street scene.

The new rear dormer window is not considered to harm the amenity of neighbouring residents as it would not provide dissimilar views then are already present from windows on the rear elevation.

No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017 and policies 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The development also accords with the NPPF and the London Plan 2016.

- 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

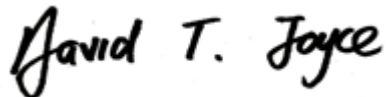
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning