

Application ref: 2018/1212/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 18 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Richard Keep Architects
122 Arlington Road
London
NW1 7HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 17
Burgess Park Mansions
Fortune Green Road
London
NW6 1DP

Proposal:

Conversion of existing loft space to provide additional habitable space, plus the installation of conservation rooflights to the front and 3 dormer windows and roof terrace with railings to the rear.

Drawing Nos: LP01 P, Design & Access Statement (27.10.17), 1101 P, 1102 P, 1103 P, 1110 P, 1111 P, 1201 P, 1202 P, 1203 P, 1210 P, 1211 P

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- LP01 P, Design & Access Statement (27.10.17), 1101 P, 1102 P, 1103 P, 1110 P, 1111 P, 1201 P, 1202 P, 1203 P, 1210 P, 1211 P

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

Informative(s):

- 1 Reasons for granting permission.

The dormer roof extensions would be set in from the roof ridge and eaves levels and would be aligned with the existing windows on the roof and façade below. They would be lead clad with white painted timber windows and doors. Black painted metal balustrading would be used for the rear roof terrace. The rear façade and roof of this building is enclosed and screened by buildings on Finchley Road and Weech Road and is not visible from public vantage points. It is noted that permission has been allowed on appeal ref 2014/1470/P dated 20.2.15 for a similar sized dormer plus large roof terrace at the rear of the adjoining flat 18. The site and policy context in terms of design and amenity has not materially changed since that decision.

It is considered that the rear dormer extensions and terrace would have a scale and design which would harmonise well with the existing mansion block. The proposed rooflights on the front roofslope would be dark grey conservation rooflights which would be flush with the roofslope and would not clutter the roofscape or harm the character of the building. Overall, the extensions and alterations would respect the character, setting, context and form of the building and neighbouring buildings. The development would also be commensurate with the scale and design of other roof extensions granted at the building as noted above.

The proposed rear terrace would be located at high level and would not result in material overlooking of neighbouring properties. The development would also not result in a harmful impact on neighbouring properties in terms of loss of light or outlook.

No objections have been received and 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 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). The proposed

development also accords with the London Plan (2016); and the National Planning Policy Framework (2012).

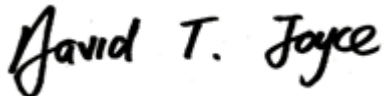
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning