

Application ref: 2018/2269/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 17 August 2018

**Development Management**  
Regeneration and Planning  
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Michael Schienke  
Vorbild Architecture Limited  
31C Cantelowes Road  
NW1 9XR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**1st Floor Flat**  
**209 Fordwych Road**  
**London**  
**NW2 3NH**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2017/1524/P dated 13/06/2017 (for Erection of dormer roof extensions to the rear and side elevations and the installation of 1 rooflight to the front elevation), namely to instal three new roof lights on dormer roofs and rear roofslope.

Drawing Nos: Superseded drawings: A-(10)-013, A-(13)-010, A-(14)-010 and A-(15)-010,  
Revised drawings: A-(10)-013 REVA, A-(13)-010 REVA, A-(14)-010 REVA and A-(15)-010 REV18.

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 the original planning permission ref 2017/1524/P dated 13/06/2017.

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 For the purposes of this decision, condition no.3 of planning permission 2017/1524/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- A-(10)-010, A-(10)-011, A-(10)-012, A-(10)-013 REVA, A-(13)-010 REVA, A-(14)-010 REVA and A-(15)-010 REV18.

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

- 4 Before the development hereby permitted is first occupied, the side dormer window shall be glazed with obscured glass and non-openable below a height of 1.7m above the internal floor level and shall be maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

It is proposed to install 2 roof lights on the flat roofs of the side and rear dormer extensions; the roof lights would be relatively flush and barely visible from the ground. They are considered to be sympathetic in design and appearance to the host building. A Velux window is proposed on the roof slope of the two storey side return to the rear elevation and is considered to be a subordinate addition that would not have any impact on the appearance of the host building and its roof form.

The proposal would represent minor alterations that are acceptable in terms of design and materials.

The rooflights would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of privacy.

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 4 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 2018.

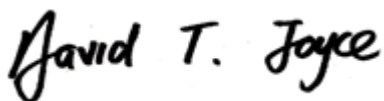
- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 13.06.2017 under reference number 2017/1524/P and is bound by all the conditions attached to that permission
- 3 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).
- 4 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