

Application ref: 2018/2812/P  
Contact: Obote Hope  
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Date: 20 September 2018

**Development Management**  
Regeneration and Planning  
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Re Development Consultancy  
Barnet House  
1255 High Road  
Whetstone  
London  
N20 0EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**74 Fortune Green Road**  
**London**  
**NW6 1DS**

Proposal:

Erection of a mansard roof extension with front and rear dormers to provide ancillary residential floor space (Class C3).

Drawing Nos: M - 100, M - 101, M - 102, M - 103, M - 104, M - 105, M - 106, M - 107, M - 108, Site location plan and Design and Access Statement dated June 2018.

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 M - 100, M - 101, M - 102, M - 103, M - 104, M - 105, M - 106, M - 107, M - 108, Site location plan and Design and Access Statement dated June 2018.

Reason:

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

Informative(s):

- 1 Reason for granting planning permission.

A roof extension in this location is considered appropriate given that other properties located on the northern side of Fortune Green Road have been extended at roof level (including Nos. 78, 80, 88 and 90 Fortune Green Road), and as such the addition will not interrupt an unaltered consistent existing roof pattern. The mansard, at the front, has been sensitively designed to be a secondary element to the host building that would not be unduly prominent in the street scene.

The proposed mansard roof extension would help to re-unify the building within the terrace, where mansard roofs are an established form of development. The detailed design of the mansard would match that of the adjoining property no. 76 that was granted planning permission in 2014 (2014/2772/P) and the overall design and appearance are considered acceptable; the extensions would be of a similar size and scale with the neighbouring properties. As such, retain the uniformity of the front and rear elevations.

The mansard roof extension would meet CPG1 in terms of the overall form and scale and would be constructed using sympathetic materials and consist of traditional 70-degree roof design with two front and two rear dormers. The proposed mansard roof is set back from the parapet wall to the front elevation, would maintain the appearance of some of the neighbouring roof additions. Moreover, the wider terrace does not have an unimpaired roofline and the proposed mansard would be similar in form to the other mansard roofs in the terrace such as at Nos. 76 Fortune Green Road.

The proposed extension would be built within the existing party wall with Nos 72 and 76 and below the roof parapet wall as a result would not have a significant impact on daylight or sunlight received to adjoining habitable rooms. The proposed rear dormer window would look out primarily over the top of the mews dwellings to the rear. As such, the proposal is not considered to have an unacceptable impact on the privacy of adjoining properties.

The planning and appeal history of the site has been taken into account when

coming to this decision. No objections were received prior to making this decision.

As such, the development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Fortune Green and West Hampstead Neighbourhood Plan. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

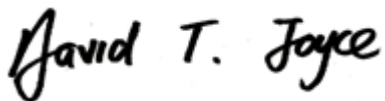
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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