

Application ref: 2018/3366/P
Contact: John Diver
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Date: 18 December 2018

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground and 1st floor flat
19 Gladys Road
London
NW6 2PU

Proposal:

Loft conversion to existing flat (Class C3) including installation of rear dormer with sliding doors and no.3 rooflights to front roofslope. Creation of roof terrace above existing rear closest wing at second floor level including installation of balustrade, privacy screens and rooflight.

Drawing Nos: (Prefix: 1805.1/) A001, A002, A003, A004; (Prefix: 1805.3/) A100 rev B, A101 rev B, A102 rev B, A103 rev B (all dated 10/12/18); Site location plan (dated 27.03.18)

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: (Prefix: 1805.1/) A001, A002, A003, A004; (Prefix: 1805.3/) A100 rev B, A101 rev B, A102 rev B, A103 rev B (all dated 10/12/18); Site location plan (dated 27.03.18)

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

- 4 The use of the flat roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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).

Informative(s):

- 1 Reasons for granting permission.

Within the local area a significant proportion of properties have undergone loft conversions, with associated rear dormer windows and rooflights to front roof slopes now forming part of the established character of the local area. Similarly, the flat roofs to the original rear closet wing have also been converted into a terraces on a large number of properties in the vicinity. Within the last 8yrs alone, similar works to that hereby proposed have been granted express permission at nos. 27, 23, 21, 13 and 11 Gladys Road.

The proposed rear dormer window would be set in from all roof sides and the ridge by at least 0.5m other than the eaves. Given the concealed location of the rear roof, the lack of set away from the eaves would not be visible outside of the site and so is not objectionable. A privacy screen constructed of timber and obscure glazing would enclose the terrace. The proposed rear alterations would remain in keeping with the existing roofscape of the street due to the level of alterations to surrounding properties. Despite this, due to the difference in levels between garden and roof level, the downwards gradient of the street as well as a mature tree to the rear garden, these works would be almost fully screened from all but a select few private views from upper floor windows of the opposing house. To the front, the rooflights have been revised to be of smaller scale to ensure that they would read as subordinate voids within the roofslope. Overall the works are considered acceptable in terms of design and

character.

The proposed works would not lead to a detrimental loss of outlook or natural light to any adjoining occupier. In order to ensure that the use of the proposed terrace does not impact upon privacy, a condition is recommended that the screening shown on plans shall be installed prior to its first use.

No responses were received following the public consultation process. 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 D1, A1 and A4 of the London Borough of Camden Local Plan 2017 as well as 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 2018.

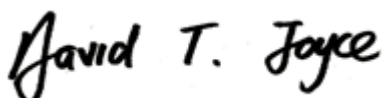
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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