

Application ref: 2018/0979/P
Contact: Leela Muthoora
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Date: 16 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Stadia Architectural Design
Dormers
Battle Road
Punnetts Town
TN21 9DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
5 Fordwych Road
London
NW2 3TN

Proposal:

Installation of two dormer windows to the rear roof slope and 3x roof lights to the front roof slope.

Drawing Nos: Site location plan 1416/75/LP, Design & Access statement, 1416/75/r4
revision 5 03-05-18

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 Site location plan 1416/75/LP, Design & Access statement, 1416/75/r4 revision 5 03-05-18.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof dormers are subordinate in number, form, scale and location to the host building and appropriate in design forming separate small projections on the rear roof slope. They would allow adequate habitable space within the roof whilst maintaining the overall structure of the existing roof form being positioned at least 500mm below the roof ridge. Following officer advice the proposed full width dormer has been revised and reduced to two smaller dormer windows subordinate to and aligned with the existing windows below and amended to traditional materials, making the proposal is now fully compliant with the Council's planning guidance on roof dormers and materials.

The proposed rooflights are considered appropriate in terms of location and materials, as they would be subordinate in size and number. They would be flush with the roof slope surface and would not conflict with other architectural roof elements leaving the integrity of the existing roof intact.

Due to their size and location, the proposals would not significantly harm the amenity of any adjoining residential occupiers in terms of light pollution or loss of privacy, as they would not provide dissimilar views than already present from windows on the rear elevation.

Whilst there are no other dormers on this part of Fordwych Road, the proposals are considered to maintain the integrity of the existing roof form, respecting the host building and the wider townscape and the Fortune Green and West Hampstead Neighbourhood Area.

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 (Managing the Impact of Development) and D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the

policies of the London Plan 2016 and The National Planning Policy Framework 2012.

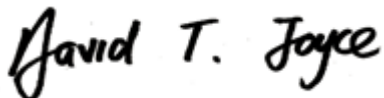
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning