

Application ref: 2018/1157/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 8 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Oliver Szikora  
15 Dornfell Street  
LONDON  
NW6 1QN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**15 Dornfell Street**  
**LONDON**  
**NW6 1QN**

Proposal:  
Alterations to existing rear 1st floor extension and installation of timber sash rear windows.

Drawing Nos: Existing - EX(03)002 rev 02, EX(03)002 Rev 04, EX(05)001 Rev 04; As approved (2015/3360/P) - EX(05)002 rev 04, PD(03)002 rev 04; Proposed - PL-010 rev A, PL-011 rev A, PL-021 rev B; 02 - rear elevation (received 20/12/2018); Emails dated 24/08/2018 and 26/11/2018.

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: Existing - EX(03)002 rev 02, EX(03)002 Rev 04, EX(05)001 Rev 04; As approved (2015/3360/P) - EX(05)002 rev 04, PD(03)002 rev 04; Proposed - PL-010 rev A, PL-011 rev A, PL-021 rev B; 02 - rear elevation (received 20/12/2018); Emails dated 24/08/2018 and 26/11/2018.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves alterations to a 1st floor rear extension that has been approved (ref. 2015/3660/P) and which is in the process of being built and near completion. Alterations to rear windows are also proposed.

The proposed works to the 1st floor rear extension would increase the extension by 0.6m in depth and 0.3m in width, and alter the sloping roof to a flat roof in order to provide additional space within a small rear bedroom. The proposal is considered to involve minor works to those already approved (ref. 2015/3660/P) and involve modest alterations appropriate within the overall appearance at the rear of the host building and neighbouring properties. In this context, the proposal would be in keeping with this character and appearance of the wider rear terrace and consistent with the objectives as set out in policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan, and as such, would be acceptable.

The proposal also involves alterations to provide 4 matching timber sash windows at rear 1st and 2nd floor levels. While there is no established window pattern at the rear of the host building or neighbouring properties given the irregular arrangement, dimensions and style of existing windows, it is considered that the proposed windows would be appropriate in so far as all 4 white timber sash windows would match in terms of design, materials, opening methods and colour, and with the additional benefit of providing an improvement in appearance upon fenestration approved under 2015/3660/P.

There are no additional amenity concerns in terms of loss of privacy or overlooking to neighbouring properties arising from the proposed alterations given the minor nature of the works in context with the previous approval (ref. 2015/3660/P).

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2016, and National Planning Policy Framework 2018.

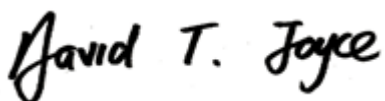
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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

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