

Application ref: 2019/0954/P
Contact: Kate Henry
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Date: 26 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
181 Fordwych Road
London
NW2 3NG

Proposal: Loft conversion involving insertion of 1x dormer window to rear roof slope and installation of 4x rooflights (front, side and rear roof slopes)

Drawing Nos: Site Location Plan at 1:1250; A-(10)-010; A-(10)-011; A-(10)-012; A-(10)-013; A-(11)-010; A-(12)-010; A-(12)-011; A-(13)-010 Rev A; A-(13)-011 Rev B; A-(13)-012 Rev B; A-(14)-010 Rev B; A-(15)-010 Rev B; A-(15)-011 Rev A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; A-(10)-010; A-(10)-011;

A-(10)-012; A-(10)-013; A-(11)-010; A-(12)-010; A-(12)-011; A-(13)-010 Rev A; A-(13)-011 Rev B; A-(13)-012 Rev B; A-(14)-010 Rev B; A-(15)-010 Rev B; A-(15)-011 Rev A.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

The proposed dormer window would be inserted on the rear roof slope, above the rear closet wing. It is considered that it represents a sensitive addition to the host building insofar as it is subordinate to the roof; it would be set in from the ridgeline, the sides and the eaves of the roof by at least 500mm; and the proposed materials would complement the main building.

Four rooflights would be inserted into the main roof to serve the newly created spaces in the loft (the number of proposed rooflights has been reduced from 6). The rooflights are all considered to be subordinate in size and none would conflict with the architectural elements of the roof. The rooflights are similar to others in the street.

Overall, the proposed changes are considered to be acceptable insofar as they would not harm the character and appearance of the host building, the street scene or the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The proposed dormer window would provide views outwards to the rear; however, the level of overlooking from the new dormer window and the rear rooflight would be no worse than the existing level of overlooking from the first floor windows (within the same ownership). Views from the proposed rooflights would be upwards and/or towards the roofs of other properties, which is considered to be acceptable. Loss of sunlight is unlikely to be an issue, due to the orientation of the property in relation to the path of the sun. Noise and vibration would be covered by Building Regulations.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1

of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer