

Application ref: 2019/2405/P  
Contact: Mark Chan  
Tel: 020 7974  
Date: 21 August 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)

Ferranti's Point of View Ltd  
104 Empire Heights  
45 New Cross Road  
London  
SE14 5FA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**1 Ulysses Road**  
**London**  
**NW6 1ED**

Proposal:

Erection of a rear dormer, a side dormer and front and rear rooflights.

Drawing Nos: Location Plan, Design and Access Statement, RE011 - 01, RE011 - 02, RE011 - 03 Rev E, RE011 - 04 Rev E, RE011 - 05 Rev E and RE011 - 06 Rev E

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:

Drawing Nos: Location Plan, Design and Access Statement, RE011 - 01, RE011 - 02, RE011 - 03 Rev E, RE011 - 04 Rev E, RE011 - 05 Rev E and RE011 - 06 Rev E (Last received 12/08/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer would measure a height of 1.9m, depth of 2.8m and a width of 1.8m. Whilst it would only be set away from the ridgeline by 0.4m, this is due to construction constraint and is a negligible shortfall from the planning guidance. The rear dormer would still be set away from the eaves and sides by 0.5m, in compliance with guidance. The proposed side dormer would measure a height of 1.8m, depth of 1.5m and a width of 1.1m. The side dormer would set away from the ridgeline, eaves and sides by 0.5m, in compliance with guidance.

Both dormers would be visible from public realm but due to their small scale and appropriate design, these elements of the proposal are considered to be suitably subservient to the host property. It is considered to preserve the character and appearance of the host property and is acceptable in this instance.

2x rooflights are proposed on the existing two-storey rear outrigger. The rooflights proposed are modest in scale and whilst 1x of the rooflight would be visible to the public realm, they are considered to form modest and unobtrusive additions. It is observed that many properties along the street have rear rooflights, thus this element of the proposal is in keeping with the surrounding area. The dormers and rooflights are considered to form proportionate additions that respect the character and setting of the host property and the wider area.

As the proposed rear dormer would be looking over the rear gardens and the side dormer would be looking over the street, it is not considered to contribute to a significant increase in overlooking or loss of privacy to neighbouring properties. Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any neighbouring residential occupiers in terms of loss of sunlight/daylight, outlook or privacy.

No objections were received during the statutory consultation period. The site's planning history was taken into account in coming to this decision.

As such, 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer