

Application ref: 2019/3405/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 28 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
463 Finchley Road
London
Camden
NW3 6HN

Proposal:
Erection of rear dormer with terrace above existing rear outrigger
Drawing Nos: 01; 02; 03; 04; 05; 06 (all dated July 2019)

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 the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01; 02; 03; 04; 05; 06 (all dated July 2019)

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

Informative(s):

- 1 Reasons for granting permission.

It is noted that the proposal is for the exact same works as those granted under planning permission ref. 2015/6615/P on 03/03/2016 and which has recently expired. Since this time, there has been no material change in policy context that would impact the acceptability of the proposal and the site conditions have not changed.

The proposed roof dormer is of an appropriate scale and design and complies with CPG1 guidance with respect to its size and siting. The proposed terrace is considered to be acceptable in design terms by virtue of its proportionate size to the host property and black metal railings. Due to their location on the host property, the dormer and terrace would not be visible from anywhere in the public realm and could only be viewed from above ground windows of properties at a distance. There are two other dormers on the wider terrace at no.459 Finchley Road and no.336 West End Lane so the proposal would not be harming an unbroken roofscape.

To prevent overlooking to the terraces and windows of neighbouring occupiers, the railings of the terrace have been amended to be set back from the edge of the roof on all sides. As such the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers with respect to loss of privacy, outlook, sunlight or daylight.

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 and D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015, 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



Daniel Pope
Chief Planning Officer