

Application ref: 2019/3206/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 16 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Matthew Ball Architect
34 Market Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
57 Fordwych Road
London
NW2 3TN

Proposal:

Installation of rear dormer window and side dormer window with terrace
Drawing Nos: Site location plan, Existing second floorplan, Existing third floorplan, Existing roof plan, Existing section AA, Existing section BB, Existing section CC, Existing side elevation, Existing rear elevation, Existing street elevation, Proposed second floorplan, Proposed third floorplan, Proposed roofplan, Proposed section AA, Proposed section BB, Proposed section CC, Proposed side elevation, Proposed street elevation, Proposed rear elevation and Design and Access Statement

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Existing second floorplan, Existing third floorplan, Existing roof plan, Existing section AA, Existing section BB, Existing section CC, Existing side elevation, Existing rear elevation, Existing street elevation, Proposed second floorplan, Proposed third floorplan, Proposed roofplan, Proposed section AA, Proposed section BB, Proposed section CC, Proposed side elevation, Proposed street elevation and Proposed rear elevation.

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

Informative(s):

- 1 Reasons for granting permission.

Following Officer advice, the proposed dormer windows has been revised and would be now appropriately set in from the boundaries, set up from the eaves and down from the ridge in accordance with Camden Planning Guidance. The proposed side dormer window would be hidden behind large existing chimneys and any views of the development would be limited. Both dormer windows would be subordinate to the roof and smaller than the windows below. There are many examples of dormer windows on Fordwych Road. The proposed alterations to the roof including raised rooflight would not harm the character and appearance of the host building or the surrounding area.

Given the siting and scale of the proposals, there would be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy. Due to the position of the dormer window and terrace there would be no loss of privacy for the side windows of number 55 which do not contain habitable rooms and have obscure glazing.

The planning history of the site and surrounding area were taken into account. No comments were received following statutory consultation.

The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and 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 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 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