

Application ref: 2019/1027/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 27 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Planning & Development Associates Ltd
118 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

17 Fordwych Road
London
NW2 3TN

Proposal:

Installation of dormer window to rear roofslope, rooflights to side and front roofslope and erection of single storey rear extension to add additional residential floorspace to existing HMO.

Drawing Nos: Site location plan, 10revA, 11revE, 12revC, 13revB, 14revC.

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: Site location plan, 10revA, 11revE, 12revC, 13revB, 14revC.

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

- 4 The use of the flat roof of the ground floor extension shall not be used as a terrace.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Following officer advice, the proposals have been revised removing the front and side dormer windows replacing them with rooflights and reducing the size of the rear dormer window so that it is subordinate to the existing roof and set away from the hip and party wall. As such the proposed alterations to the roof would be acceptable in design terms and in compliance with Camden Planning Guidance and policy D1 of the Camden Local Plan.

The single storey rear extension has been reduced in depth and a window added to the rear to help break up the solidity of the elevation. It would now be more in keeping with the scale and design of other extensions along this side of Fordwych Road including a recent permission at no.13 (2019/0107/P). It is thought to be a subordinate addition to the three storey host building.

The replacement extension would not have an adverse impact on occupiers of number 19 Fordwych Road in terms of loss of light. The proposed infill extension would be set away from the boundary of number 15 Fordwych Road and be 2.8metres high. It would not have an unacceptable impact in terms of loss of light or outlook for the occupiers of number 15. The proposals would not lead to a loss of privacy.

The Council's housing team were consulted and had concerns about the size of the new HMO room at roof level which would not comply with minimum size standards due to the sloping roof . The proposals have been revised so that the new room in the roof would be a communal room and not a bedroom.

One objection was received prior to making this decision and the comments have been duly considered in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, H10 and D1 of the London Borough of Camden Local Plan, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the NPPF 2019 and London Plan 2016.

- 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