

Application ref: 2019/3367/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 6 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

148 Iverson Road
London
NW6 2HH

Proposal: Raising of roof of rear outrigger to create flat roof, and insertion of two windows in flank wall of outrigger (retrospective)

Drawing Nos: 19/3265/1, 19/3265/2 Rev C, 19/3265/3, 19/3265/4 Rev C, 19/3265/5 Rev C, Planning Design & 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 shall be carried out in accordance with the following approved plans: 19/3265/1, 19/3265/2 Rev C, 19/3265/3, 19/3265/4 Rev C, 19/3265/5 Rev C, Planning Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

Retrospective planning consent is proposed for recent works to the existing two storey rear projection which has replaced its mono-pitch roof with a flat roof (1.5m increase) in line with the ridge level. This has created an internal mezzanine level for the existing studio flat to use as a storage room with increased head room. Two small windows have also been installed within the raised flank wall to add daylight to this room.

It is noted from that several properties to the rear of this terrace have modified their two storey rear projections to include a raised flat roof. Therefore, the proposal is not considered to be out of keeping with the surrounding properties.

Given the site context with two storey projections placed on both sides of the rear windows, and the retrospective raised roof being a modest addition, it is not considered the raised roof would have an adverse impact on the amenities of neighbouring properties in regards to loss of light, outlook, privacy and overlooking impacts.

No objections were received during the course of this application. The sites planning history was taken into account when coming to this decision.

As such, the retrospective development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017, as well as the relevant policies within the Fortune Green and West Hampstead Neighbourhood Plan. The proposal accords with the London Plan 2016 and the NPPF 2019.

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 written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer