

Application ref: 2021/1044/P  
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Date: 20 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Emil Eve Architects Ltd  
18 Ashwin Street  
London  
E8 3DL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**44 Ferncroft Avenue  
London  
NW3 7PE**

Proposal:

Erection of a roof infill extension and inset roof terrace, including three dormer windows on the side (east) roofslope, and the installation of new rooflights on the front, side (west) and rear roof slopes

Drawing Nos: Site Location Plan (047\_E\_001 P02); 047\_E\_005 P02; 112 P02; 113 P02; 114 P02; 200 P02; 201 P02; 202 P03; 203 P03; 300 P02; 301 P02; 047\_P\_112 P02; 113 P02; 114 P02; 200 P02; 201 P02; 202\_B P03; 203 P03; 300 P02; 301 P02; Design, Access and Heritage Statement by Emil Eve dated January 2021

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 policies D1 and D2 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 (047\_E\_001 P02); 047\_E\_005 P02; 112 P02; 113 P02; 114 P02; 200 P02; 201 P02; 202 P03; 203 P03; 300 P02; 301 P02; 047\_P\_112 P02; 113 P02; 114 P02; 200 P02; 201 P02; 202\_B P03; 203 P03; 300 P02; 301 P02; Design, Access and Heritage Statement by Emil Eve January 2021

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves a partial infill of the 2 valley roofs to facilitate the enlargement of the top floor flat. The works comprise a roof extension, including a flat roof infill with 6 rooflights on its roof and 8 rooflights on its pitched slopes (comprising 3 on front, 2 on side (west) and 3 on rear roof slopes), 3 dormer windows on the side (east) roof slope and an inset roof terrace at the front.

The proposed roof extension is proposed to be set back at a range between 5.6m -3.8m away from the front roof edge; it would infill the gap between the two front gables and would replicate the existing hipped roof form. The rear will be set back 1.3m from the 2 rear gables and will infill them but still allow them to be read visually as separate dominant features. The proposed infill would be visible at the rear but, given its setback nature and subordinate design, it would not have an adverse impact on the character of the host building; it will not appear as an excessively bulky or incongruous addition and will maintain the character of the roofscape here.

The terrace will be sized 21sqm and positioned in the middle of the loft area space; it will be subsumed within the roof area and considerably setback from the sides so will therefore not be visible from the street or the surrounding properties.

The dormers proposed on the eastern roof slope accord with current design guidance and are set back from the roof edges by 0.5m and are considered acceptable. They are proposed to be clad with zinc and have a perceived lead appearance. There is a precedent for dormers along the street and in this respect the proposal is considered to be in keeping with the existing streetscene. Due to their position, the rooflights proposed on the flat roof of the infill extension would not be readily visible from the wider public realm. The pitched rooflights are modest in size and number will not be viewed from the

street and would have limited views in respect to those located on the rear and side elevations.

Overall it is considered that the proposals would not be detrimental to the character and appearance of the host building, streetscene or the Redington Frognal Conservation Area.

Due to the application site being taller than its neighbours, the proposals would not have any detrimental impact on existing residential amenity by way of the loss of privacy, loss of natural light, loss of outlook, light spill or noise nuisance.

1 comment was received following public consultation on the scheme. This and the planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and policies SD2, 4 and 5 of the draft Redington Frognal Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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)
- 4 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, 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.

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