

Application ref: 2021/0630/P
Contact: Angela Ryan
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Date: 21 May 2021

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

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

Aitchison Raffety
The Granary
Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
36 Kylemore Road
London
NW6 2PT

Proposal:

Loft extension with associated rear dormer, installation of 3 x roof lights on front roofslope and installation of a glass balustrade on the flat roof of the rear extension to facilitate a roof terrace.

Drawing Nos: P21-08-01; P21-08.2; P21-08.3

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:- P21-08-01; P21-08.2; P21-08.3

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The current proposals include the erection of a rear dormer roof extension with associated glass balustrade and privacy screen to facilitate a roof terrace. The proposals also include 3 x rooflights to be installed on the front roof slope. The dormer would be 2.3m high, 2.6m long and 3.9m in depth. It would be set in from both sides of the roof edge by 0.5m, and 0.3m from the eaves and ridge. The dormer is proposed to be clad in slate to match the existing roof, and the proposed openings of dark grey powder coated aluminium frames. A 1.7m high glass screen is proposed around the perimeter of the flat roof of the existing 3-storey closet wing to facilitate a roof terrace. The side elevations of the screen are proposed to be of frosted glass to prevent overlooking into neighbouring properties.

There are several existing rear dormer extensions along this terrace of buildings, namely, at nos. 8, 10, 16, and 32 Kylemore Road, some of which are similar in nature to the application proposal. Moreover, there are other roof terraces within the wider area with glass balustrades that are similar in nature to the development proposal, in particular at no. 32 Kylemore Road. There is also a precedent for rooflights on the front roof slopes on some properties along Kylemore Road as well as others located on surrounding properties in close proximity to the site.

As such, the overall size, scale and design of the proposed development is considered acceptable and would not be harmful to the character and appearance of the host building or the character of the surrounding townscape and wider area.

The proposed dormer and terrace are not considered to exacerbate current

levels of overlooking at the site. It is noted that the rear of the application site also faces the rear of properties in Lowerfield Road however, the building to building distance is approximately 18m, which is of a sufficient distance to maintain existing privacy levels. The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light or outlook.

No objections were received following public consultation. 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 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the Fortune Green and West Hampstead Neighbourhood Plan, 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 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.
- 4 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) 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)
- 5 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer