

Application ref: 2020/3399/P
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Date: 23 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Felix DB Ltd
12 Chichester Road
London
NW6 5QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Hemstal Road
London
NW6 2AD

Proposal:

Erection of a rear dormer extension and installation of two front rooflights
Drawing Nos: FDB-43HR-A001, FDB-43HR-A103, FDB-43HR-A104, FDB-43HR-A106,
FDB-43HR-A301, FDB-43HR-A302, FDB-43HR-A401, FDB-43HR-A601 (received
31/07/2020); FDB-43HR-A203-4, FDB-43HR-A204-4, FDB-43HR-A205-4, FDB-43HR-
A206-4, FDB-43HR-A304-4, FDB-43HR-A305-4, FDB-43HR-A402-4 (all received 19
March 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 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: FDB-43HR-A001, FDB-43HR-A103, FDB-43HR-A104, FDB-43HR-A106, FDB-43HR-A301, FDB-43HR-A302, FDB-43HR-A401, FDB-43HR-A601 (received 31/07/2020); FDB-43HR-A203-4, FDB-43HR-A204-4, FDB-43HR-A205-4, FDB-43HR-A206-4, FDB-43HR-A304-4, FDB-43HR-A305-4, FDB-43HR-A402-4 (all received 19 March 2021).

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

Informative(s):

- 1 Reason for granting permission-

The proposal relates to the erection of a rear roof dormer plus two rooflights on the front roofslope.

The proposed rear dormer would not be visible from the public realm. Its size has been reduced and its design revised so that it would now be appropriately set back by 1m from the party walls and by 0.5m from the eaves, in line with CPG design guidance. The dormer would appear as a subordinate roof feature and would respect the proportions of the host building. The dormer would be clad with tiles matching the main roof and comprise timber framed casement windows. The size, location, design and materials of the dormer is considered on balance to be acceptable.

It is noted that the roofscape of this terrace of properties in Hemstal Road appears to be unaltered with no other dormer extensions apparent. Nevertheless it is considered that the proposed dormer is well designed and proportioned and it would not set an unwelcome new precedent for future dormers in this street. Therefore, it is considered that the proposed dormer would not result in unacceptable harm to the character and appearance of the host property or the surrounding roofscape.

Two rooflights would be introduced on the front roofslope about the canted bay window. The proposed front rooflights would sit vertically aligned with the host property's first floor windows and be viewed alongside other front-facing rooflights on the terrace and the wider streetscene. As such it would have an acceptable impact on the character of the host property and townscape.

Given that it is a new dormer in the roofslope, it is considered that it would not result in significantly harmful loss of light, outlook or privacy to neighbouring properties.

No objection was received from neighbouring properties. The site's planning

history was taken into account when determining this application.

As such, the proposed development 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 2015. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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 above the printed name.

Daniel Pope
Chief Planning Officer