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NN6 9AA

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**TOWN AND COUNTRY  
PLANNING ACT 1990**

**APPEAL STATEMENT**

Erection of roof extension with  
an 'L' shaped rear dormer,  
installation of 3 windows to the  
front roof slope, and installation  
of a glass balustrade on the flat  
roof of the rear extension to  
create a roof terrace

**Flat B  
36 Kylemore Road  
Camden  
London NW6 2PT**

**June 2021**

**APPENDICES**

**On behalf of Mr Weinberg**

**Prepared by  
Jonathan Weekes  
BSc (Hons) MA TP MRTPI**

**LPA Reference: 2021/0631/P**



CHARTERED TOWN PLANNING CONSULTANTS

## CONTENTS

### Appendices

1. 36 Kylemore Road (the appeal site): Application 2021/0630/P
2. 1C Kylemore Road: Application 2011/2662/P
3. 5 Kylemore Road: Application 2010/0916/P
4. 7 Kylemore Road: Application 2012/4424/P
5. 7 Kylemore Road: Application 2012/6016/P
6. 10B Kylemore Road: Application 2012/0034/P
7. 16B Kylemore Road: Application 2010/4458/P
8. 21 Kylemore Road: Application 2011/3876/P
9. 29C Kylemore Road: Application 2013/8266/P
10. 32 Kylemore Road: Application 2018/1513/P
11. 32 Kylemore Road: Application 2018/2483/P
12. 32 Kylemore Road: Appeal APP/X5210/D/18/3211217
13. 32 Parliament Hill, Camden: Appeal APP/X5210/W/20/3257978
14. 32 College Road, Brent: Appeal APP/T5150/X/16/3165953
15. Extracts from the London Borough of Camden's Home Improvement Supplementary Planning Document (2021)
16. Extracts from the London Borough of Camden's Design Guide Supplementary Planning Document (July 2015)

## **APPENDIX 1**

### **36 Kylemore Road (the appeal site): Application 2021/0630/P**

Application ref: 2021/0630/P  
Contact: Angela Ryan  
Tel: 020 7974 3236  
Email: Angela.Ryan@camden.gov.uk  
Date: 21 May 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://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](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)
- 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.

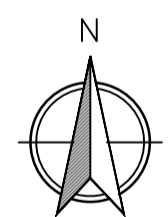
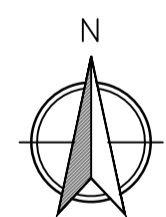
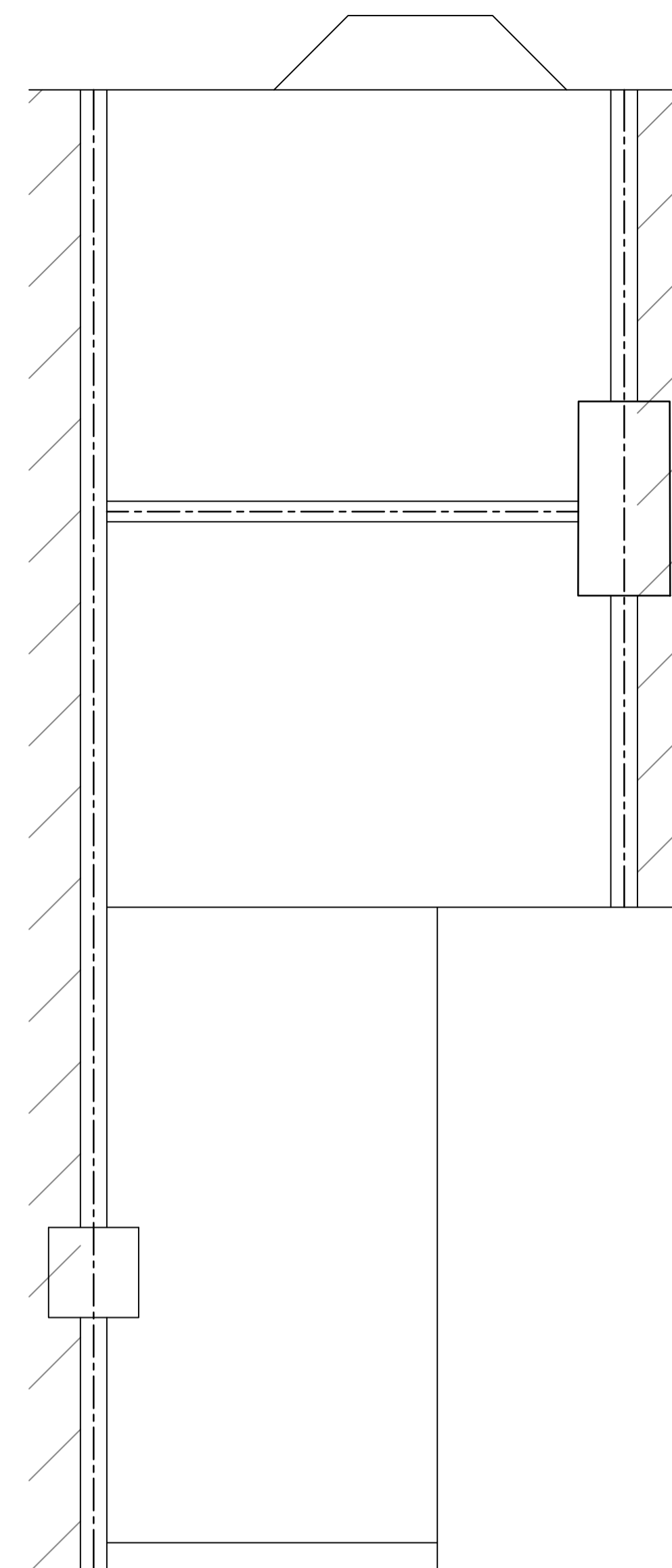
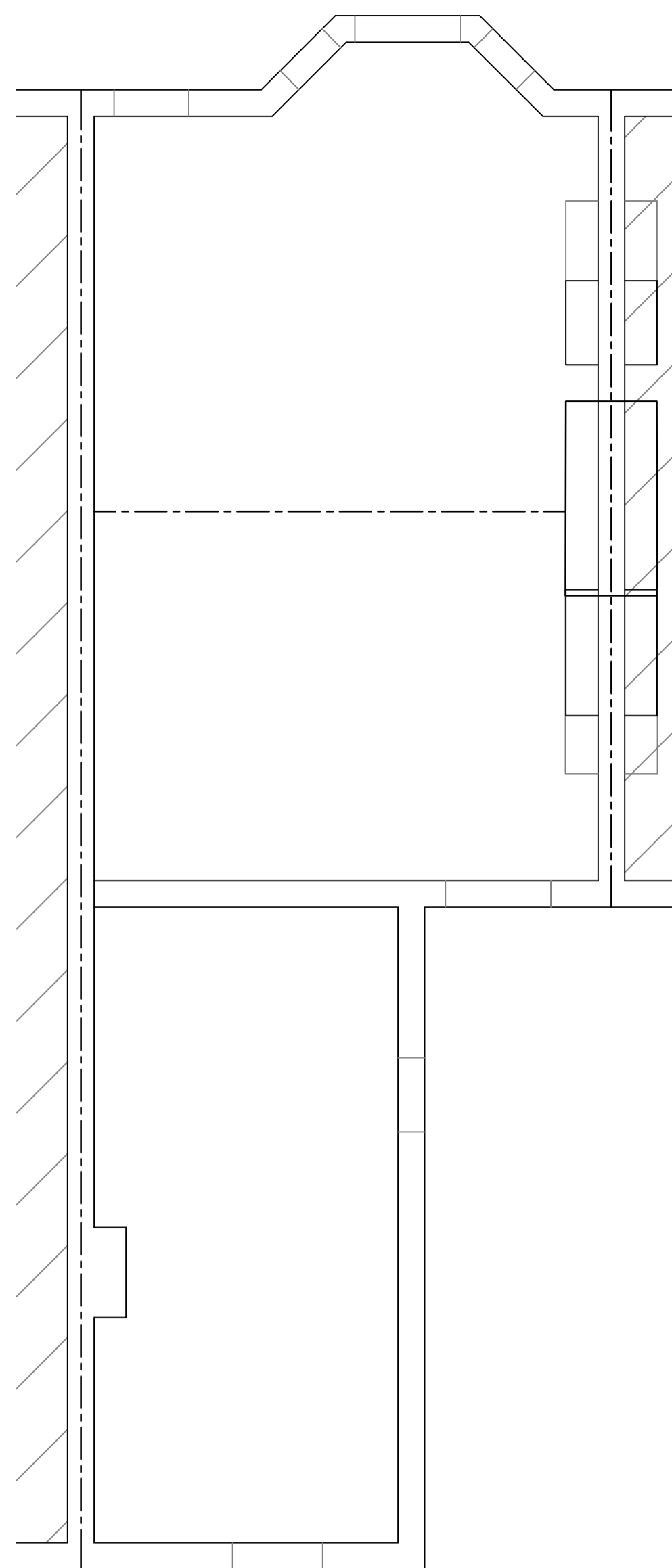
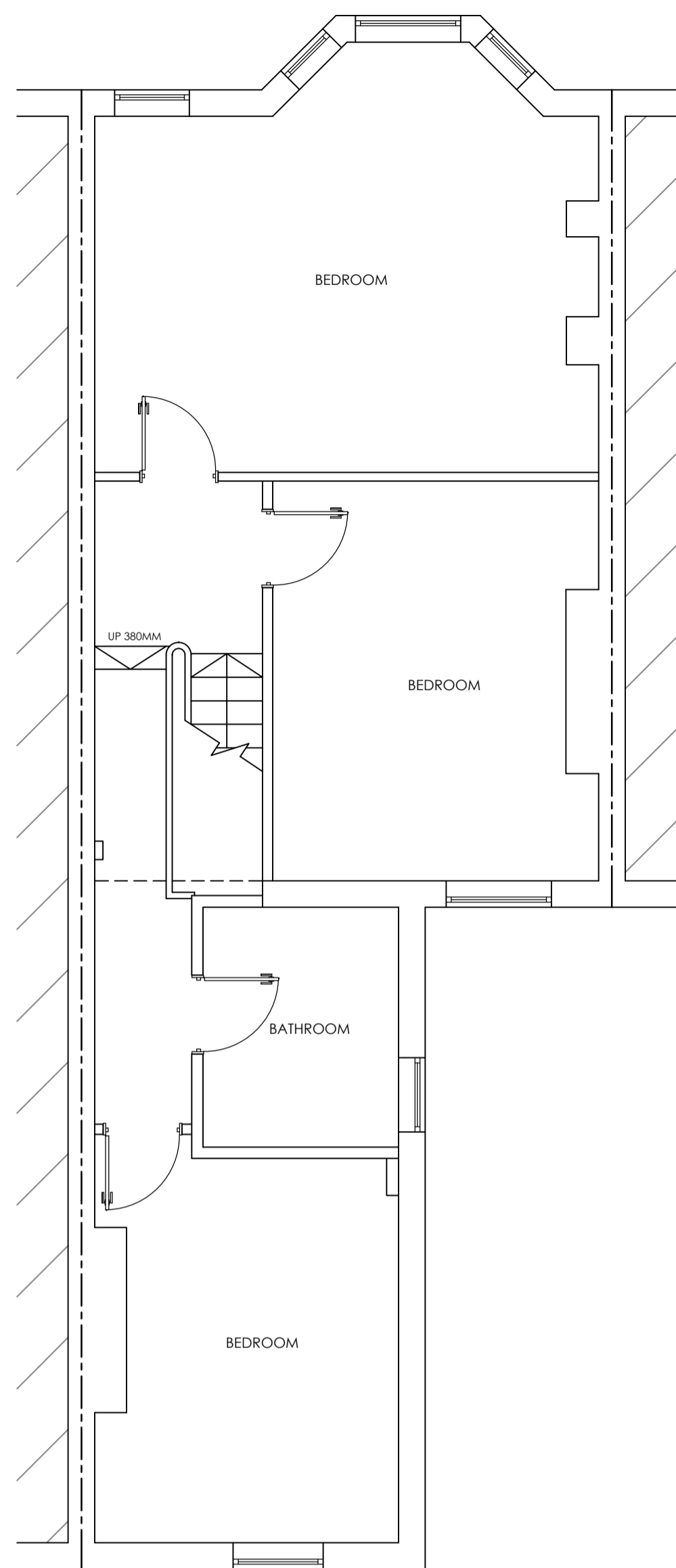
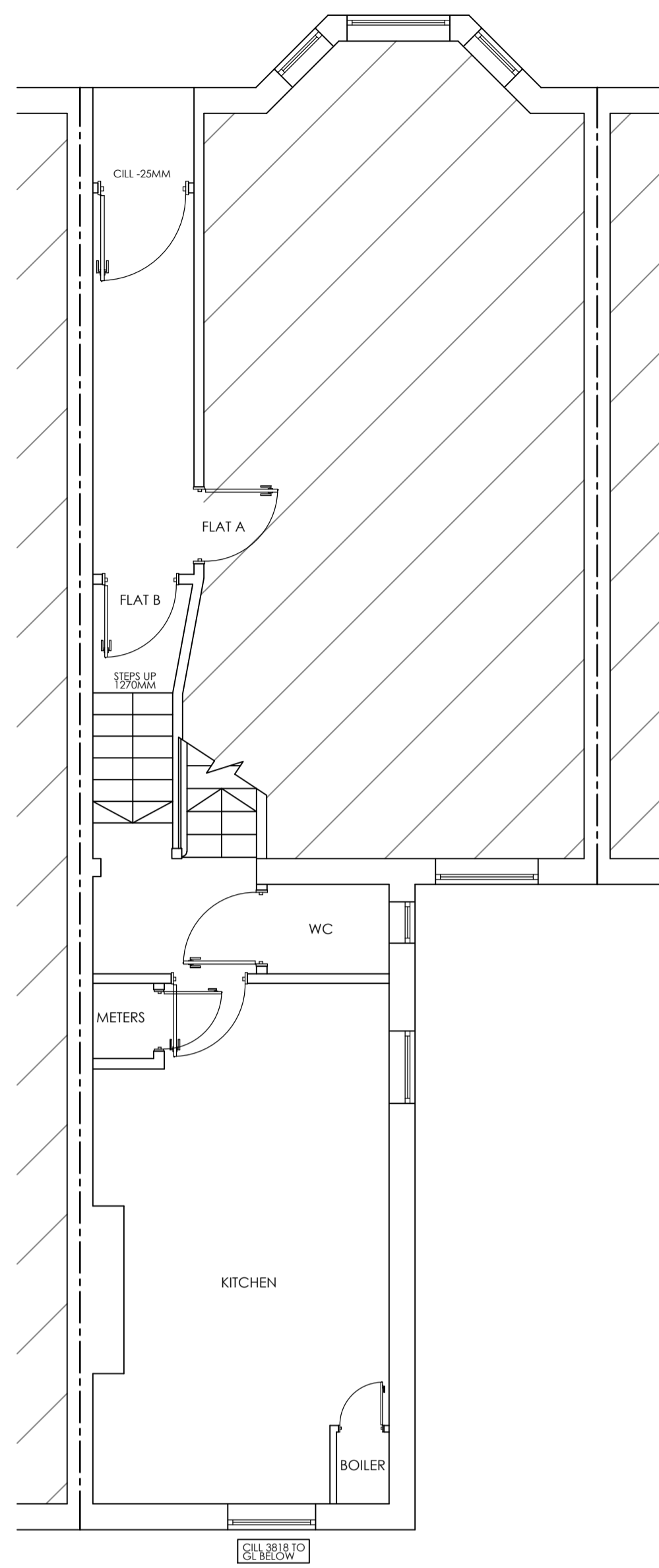
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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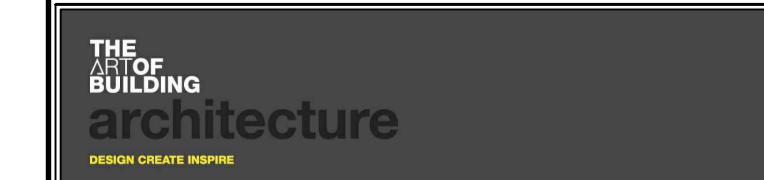
Daniel Pope  
Chief Planning Officer



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1M 2M 3M 4M	
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REV B - 30/03/21 - CLIENT AMENDMENTS	
REV C - 20/04/21 - PLANNING AMENDMENTS	
REV D - 05/05/21 - PLANNING AMENDMENTS	
DRAWING :	
EXISTING AND PROPOSED FLOOR PLANS	
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SCALE @ A1 :	CLIENT :
1:50	MR WEINBERG
DRAWING No. :	SITE ADDRESS :
21-08.1	FLAT B 36 KYLEMORE ROAD LONDON NW6 2PT

ALL DRAWINGS TO BE CHECKED AND APPROVED BY THE ARCHITECT BEFORE BEING USED FOR CONSTRUCTION. ANY CHANGES TO BE MADE TO ANY DRAWING MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT EXTEND TO ANY OTHER MATTER.

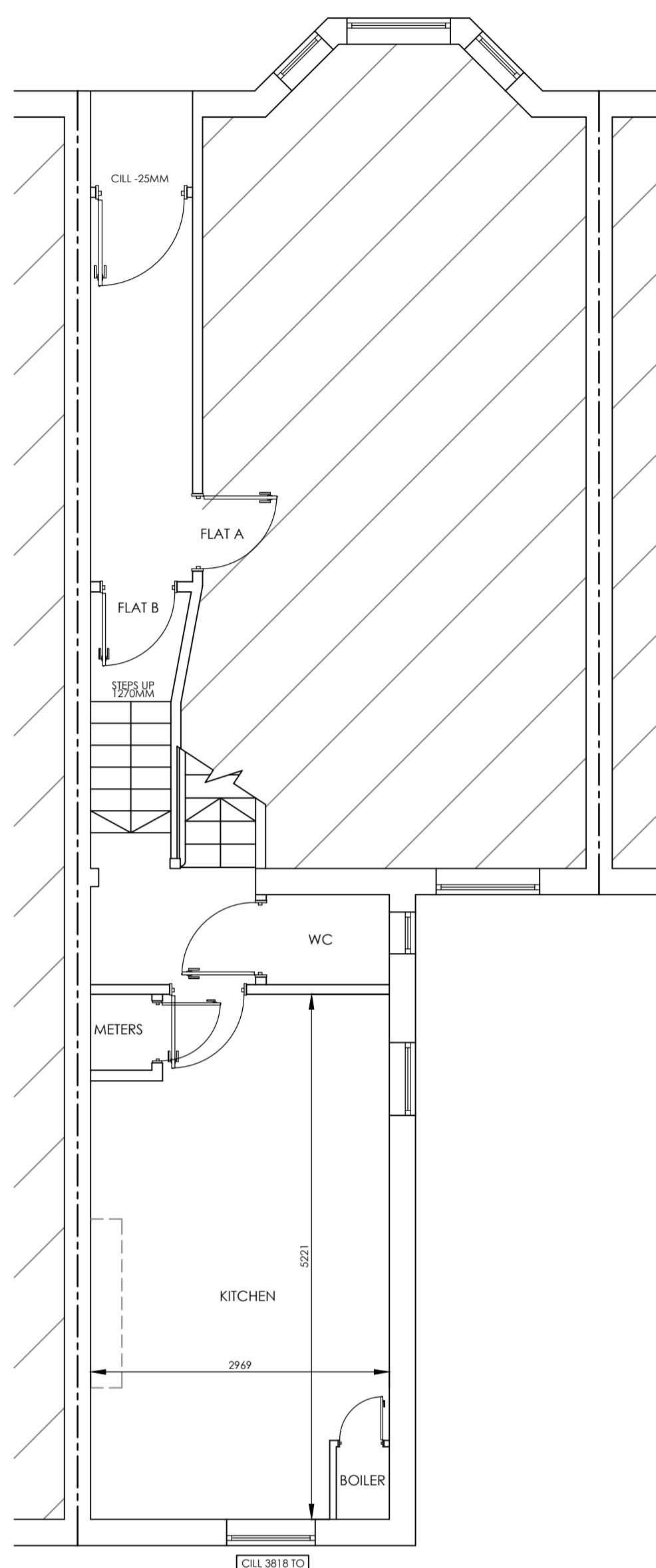
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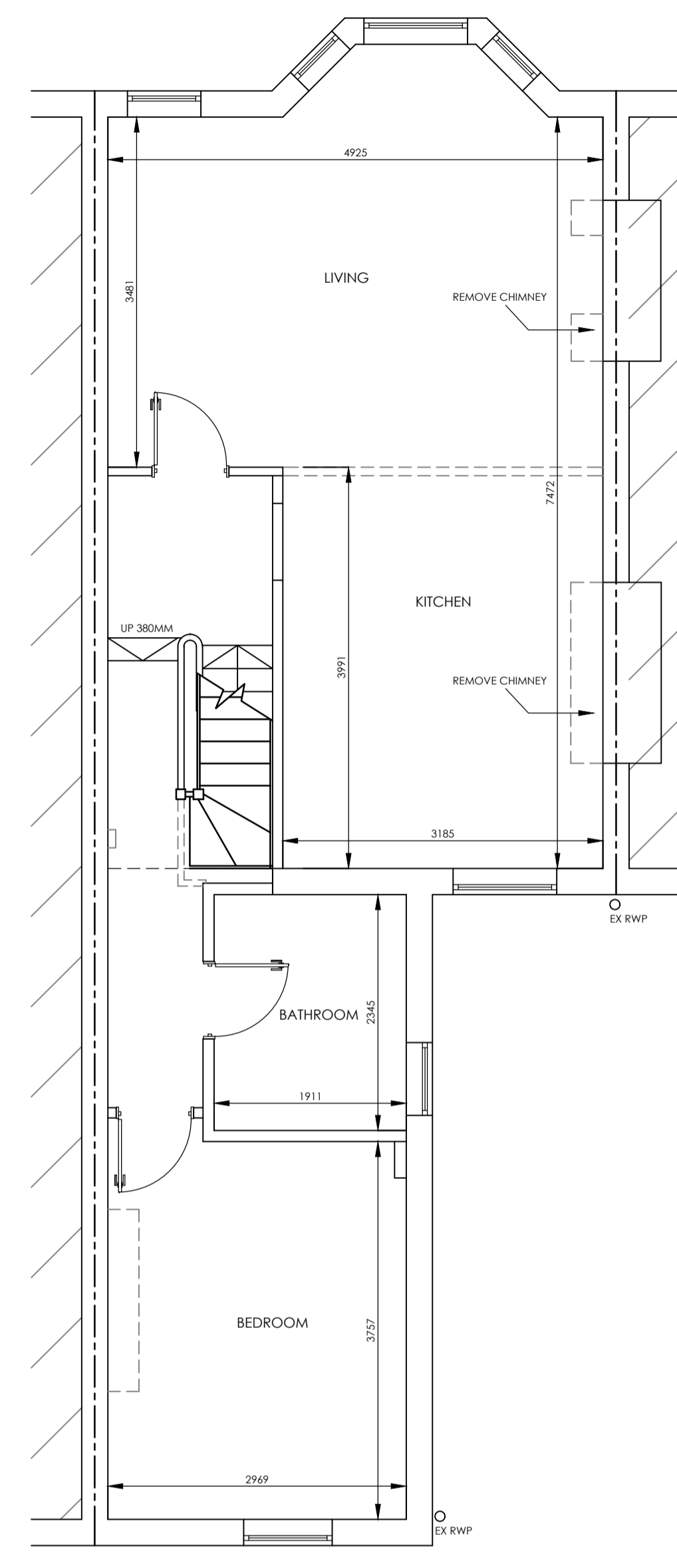
t: +44 (0)1509 891105  
e: info@theartofbuilding.co.uk  
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45, maplewell road  
woodhouse eaves  
leicestershire, le12 8rg

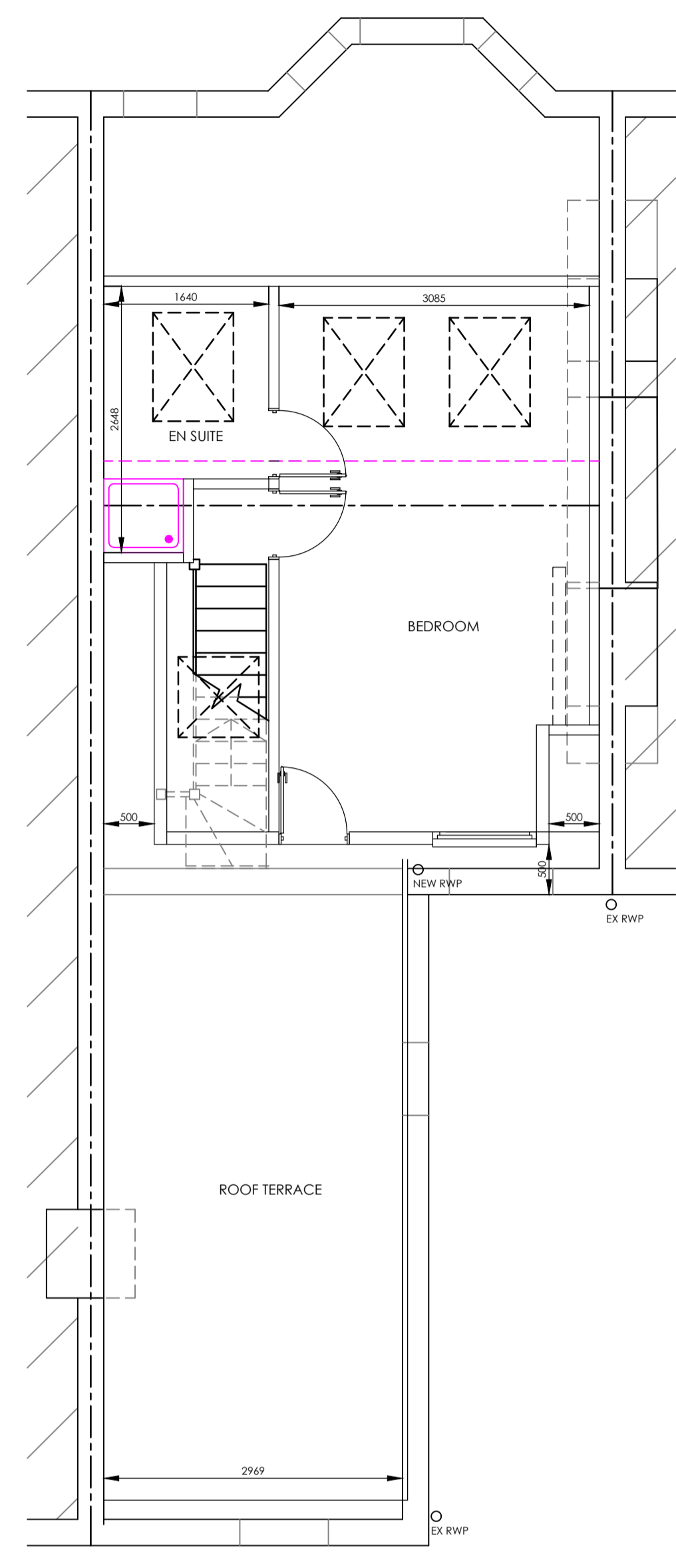




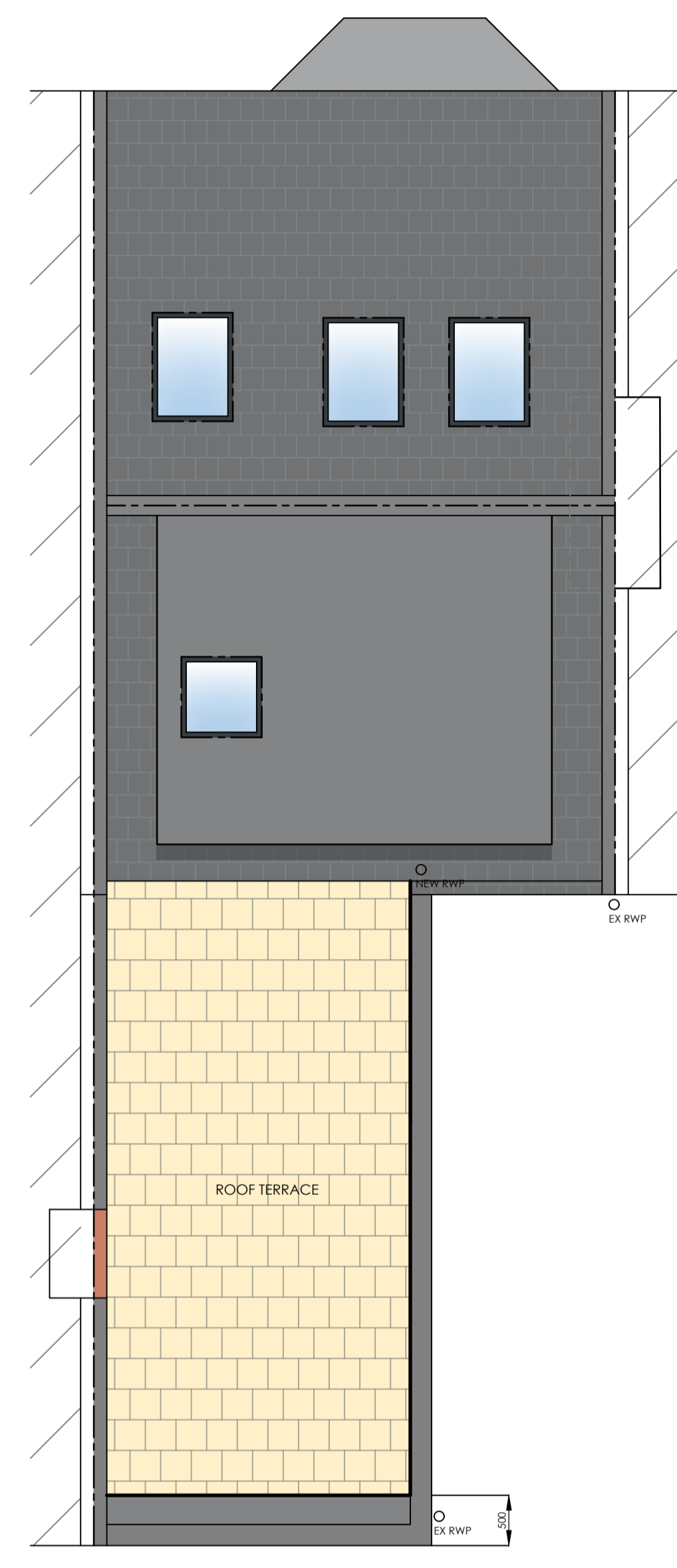
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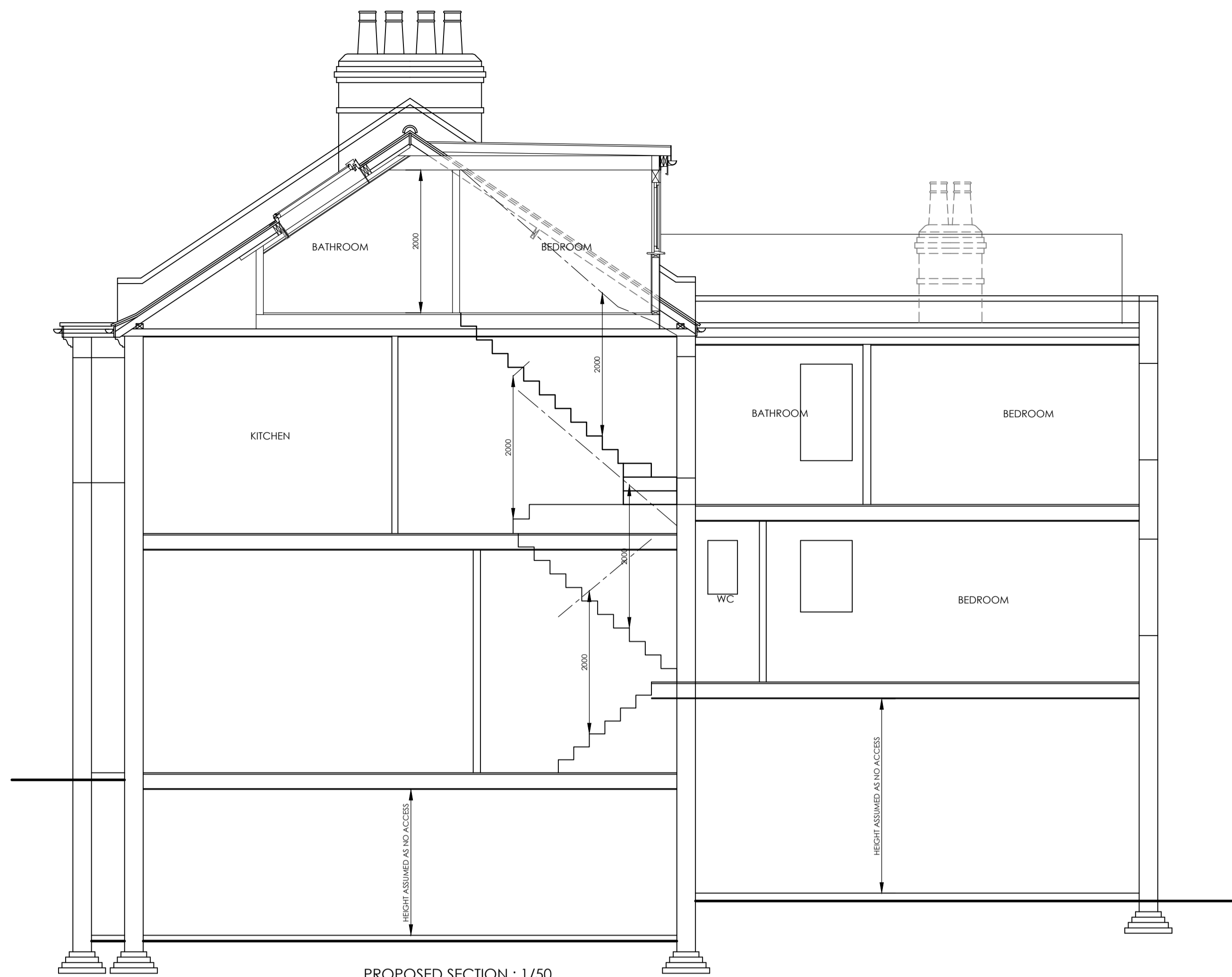


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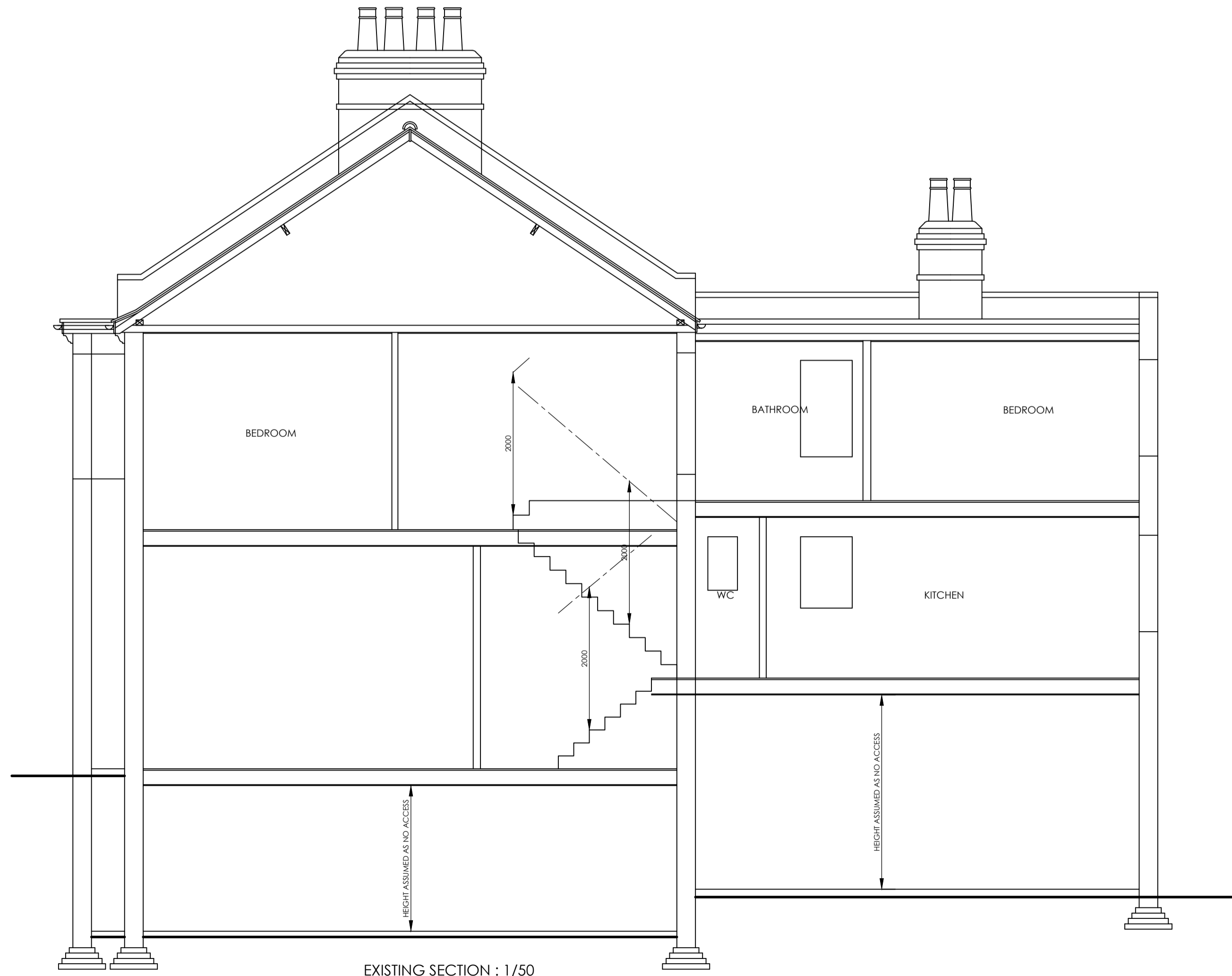


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REV B - 30/03/21 - CLIENT AMENDMENTS	
REV C - 20/04/21 - PLANNING AMENDMENTS	
REV D - 05/05/21 - PLANNING AMENDMENTS	
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DATE:	PROJECT:
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SCALE @ A1:	CLIENT:
1:50	MR WEINBERG
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P21 - 08.2	FLAT B 36 KYLEMORE ROAD LONDON NW6 2PT
DRAWING SIGNED AND APPROVED BY:	
PRINT NAME:	SIGNATURE: DATE:
t: +44 (0)1509 891105	45, maplewell road
e: info@theartofbuilding.co.uk	woodhouse eaves
w: theartofbuilding.co.uk	leicestershire, le12 8rg



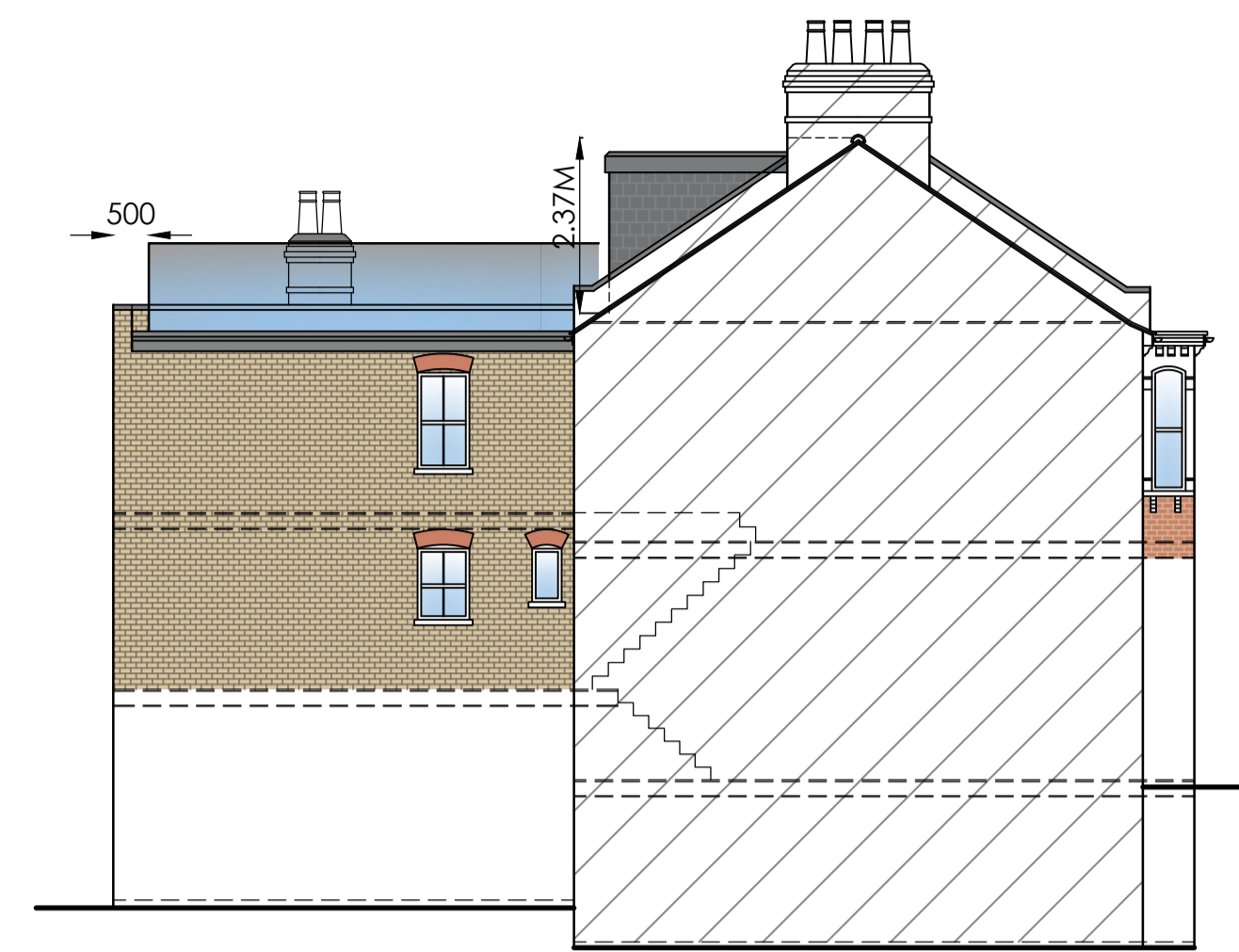
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EXISTING SECTION : 1/50



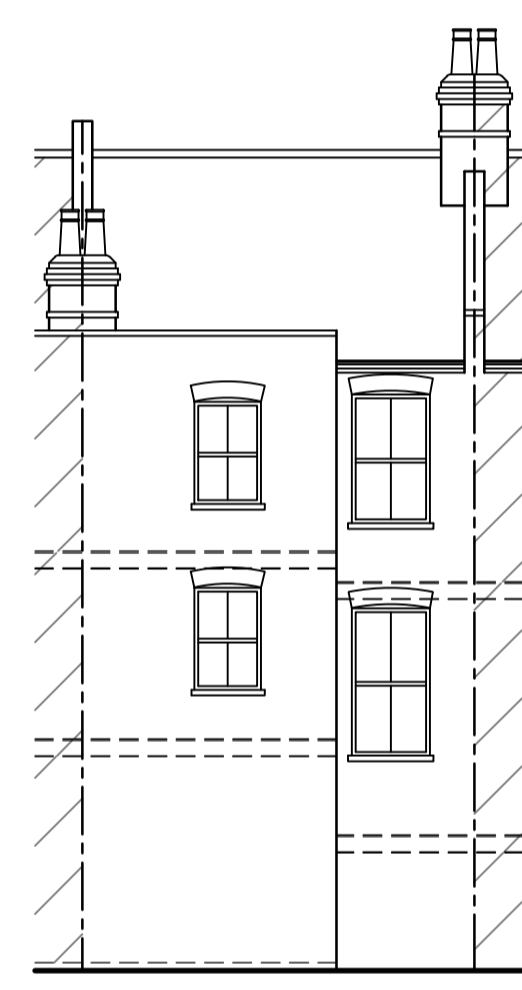
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PROPOSED SIDE ELEVATION : 1/100



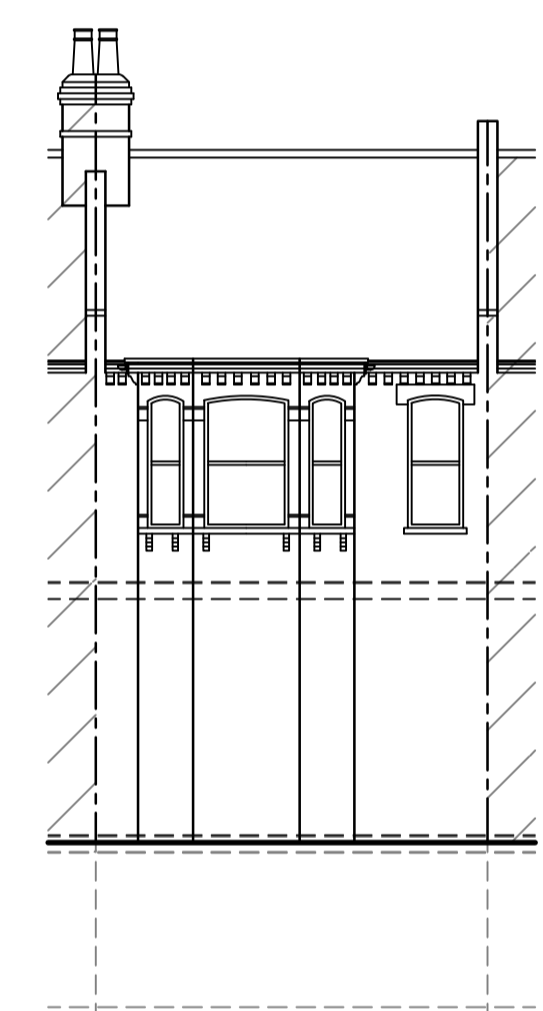
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EXISTING REAR ELEVATION : 1/100



EXISTING SIDE ELEVATION : 1/100



EXISTING FRONT ELEVATION : 1/100

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REVISION : REV A - 22/03/21 - PLANNING AMENDMENTS REV B - 30/03/21 - CLIENT AMENDMENTS REV C - 20/04/21 - PLANNING AMENDMENTS REV D - 05/05/21 - PLANNING AMENDMENTS	
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DRAWING SIGNED AND APPROVED BY: PRINT NAME : _____ SIGNATURE : _____ DATE : _____	
THE ART OF BUILDING architecture DESIGN CREATE INSPIRE	
t: +44 (0)1509 891105 e: info@theartofbuilding.co.uk w: theartofbuilding.co.uk	45, maplewell road woodhouse eaves leicestershire, le12 8rg