

Application ref: 2020/5195/P
Contact: Obote Hope
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Date: 11 October 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
www.camden.gov.uk/planning

PURA ltd
36 Gloucester Avenue
London
NW1 7BB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
26 Fellows Road
London
NW3 3LH

Proposal:

Erection of dormer extension on west (side) elevation with associated balustrade for the use of flat roof as a terrace.

Drawing Nos: 1:1250 Site Location Plan (26 Fellows Road), A-201-C, A-203-C, A-204-D, A-205-A, A-206-A, Design and Access Statement 03.11.2020

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 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: 1:1250 Site Location Plan (26 Fellows Road), A-201-C, A-203-C, A-204-D, A-205-A, A-206-A, Design and Access Statement 03.11.2020.

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes a new side dormer with inset terrace on the side roof slope facing 28 Fellows Road to provide internal space for the top floor flat. The building is within sub area 3 of the Belsize Conservation Area (CA) and is defined as making a positive contribution to the character and appearance of the CA.

Whilst the roof forms in this part of Fellows Road are largely unaltered, the proposed dormer and external terrace would be largely concealed from view. The buildings were originally pairs of semi-detached villas and they are set close to each other with strong eaves details, relatively low roof pitches and dominant chimney structures. The new dormer and terrace balustrade on the side would not be visible from the street or rear garden area except in glimpsed views. Consequently the development is considered to preserve the character and appearance of the Conservation Area.

Also due to the unaltered roof form and close set buildings, there would only be views over the pitch of the roof at 28 Fellows Road and no material loss in privacy or other neighbour amenity would result.

Consequently the development accords with the relevant Policies in the Camden Local Plan 2017: A1 (Managing the Impact of Development), D1 (Design) and D2 (Heritage). In determining the application, the Council has given special regard to the heritage asset (the conservation area) in accordance with the requirements of Policy and statute.

The Belsize Conservation Area Advisory Committee has written to say it has no objection and another neighbour has written seeking clarity on the proposal.

The Council has taken into account the relevant planning history in making its decision.

- 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) 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 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer