

Application ref: 2020/3015/P
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Date: 17 November 2021

Development Management
Regeneration and Planning
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planning@camden.gov.uk
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Fast Plans
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London
SW11 6ND
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2 162 Fordwych Road
London
NW2 3NY

Proposal:
Erection of roof extension to include rear dormer and hip to gable.

Drawing Nos: A01, A02, A03, A04, A05, A06, A07, A08, A09, A10 and A11

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 if in CA] 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 A01, A02, A03, A04, A05, A06, A07, A08, A09, A10 and A11

Reason:

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

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The application is for a rear loft dormer and hip to gable roof alteration with associated roof lights and removal of chimneys. The application site is not located in a Conservation area or listed.

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design.

Fordwych Road has been heavily altered and the pattern of development is mixed. Much of the roof slopes on both sides of the road have been heavily altered with hip to gable roof alterations and loft dormers which now form part of the character of the area. A more flexible approach is taken where there are existing extensions or alterations which have been allowed under permitted development. In this case, this applies and therefore the proposal would not negatively impact the character of the area.

Furthermore, the Home Improvements CPG states that officers should consider the permitted development fall-back position had the dwelling house not been converted into flats. The site is a semi-detached property which means that the roof space cannot exceed 50m³. The volume of the roof additions would be approximately 48 m³ and so the proposal would be acceptable under permitted development rights on other single-family dwellings in the area.

In terms of amenity, the existing arrangement in terms of overlooking and privacy would not significantly change as a consequence of this development. There would be no detrimental increase in overlooking or sense of enclosure.

No objections have been received prior to making this decision, and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer