

Application ref: 2021/3710/P
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Date: 1 December 2021

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

Phone: 020 7974 4444

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

Adecon Design & Build Ltd
Unit 11, Freetrade House
Lowther Road
Stanmore
HA7 1EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**71 Fortune Green Road
London
NW6 1DR**

Proposal:

Erection of a rear roof extension with balcony and railing on the flat roof
Drawing Nos: A4040_119/RO1, A4040_115/RO1, A4040_114/R01, A4040_113/RO1,
A4040_117/RO1, Site Plan

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- A4040_119/RO1, A4040_115/RO1, A4040_114/RO1, A4040_113/RO1, A4040_117/RO1, Site Plan

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear roof extension would infill a valley roof between the host property's gable and the neighbour's roof extension. It would have French doors to give access to an associated balcony with railings on the flat roof.

71 Fortune Green Road is situated in a set of 5 properties built in a consistent architectural style and numbers 73 and 79 have roof extensions with rear dormers built through permitted development. A roof extension therefore is considered appropriate in this location and will not interrupt an unaltered roofline. The overall design and form are considered acceptable; the extension is of a similar size and scale to those at 73 and 79 and is subservient to the host building. The development would not be visible from street level and, although potentially visible from the the public cemetery at the rear, there is a high density of trees to obscure this view. The materials on the roof are to match the existing roof tiles and are therefore sympathetic to the character of the property.

The extension is designed in accordance with Camden Planning Guidance Home Improvements as well as the Fortune Green and West Hampstead Neighbourhood Plan.

In terms of amenity, there would be no significant change in terms of overlooking resulting from this development, given that the neighbouring property also has a roof terrace here. There would be no harmful impact in terms of loss of light and outlook or increased noise and light spill.

No objections were 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 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 National Planning Policy Framework 2021.

- 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 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.
- 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)

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.

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