

Application ref: 2021/1748/P  
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Date: 21 December 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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ALC Architecture & Design  
10A Iverson Road  
London  
NW6 2HE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**10 Iverson Road  
London  
NW6 2HE**

Proposal:

Erection of a rear dormer extension and installation of two rooflights in front roofslope.  
Drawing Nos: EX-002 (Received 12/04/2021), EX-01 Rev A, EX-03 Rev A, EX-03 Rev A, GA-01 Rev D, GA-02 Rev D, GA-03 Rev C (Received 20/12/2021)

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: EX-002 (Received 12/04/2021), EX-01 Rev A, EX-03 Rev A, EX-03 Rev A, GA-01 Rev D, GA-02 Rev D, GA-03 Rev C(Received 20/12/2021)

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer would sit centrally on the rear roof slope with a distance of 750mm from neighbouring party walls. It would project directly from the host property's ridge line with no gap below it which is not in compliance with CPG design guidance for dormers which should be 0.5m set away from the ridge. However it would be in keeping with other rear dormer extensions in Iverson Road and it would not harm the appearance of the rear of the terrace; the terrace faces railway lines at the rear and is of limited visibility from neighbouring roads. The rear roof slope is also screened by the building's four storey rear extension such that it would be barely visible from neighbouring rear gardens or living rooms. As such, it is considered that the scheme would be in character with the surrounding context and would not harm the appearance of the host property.

The proposed rear dormer would be clad with matching slate tiles and incorporate large aluminium framed glazing panels. The proposed materials would complement the main building and the wider townscape.

The proposed front rooflights would be of an appropriate size and be vertically aligned with the first and second floor windows. They would not harm the appearance of the building or the terrace in the streetscene.

Given that the proposed rear dormer extension would be set well back from the rear elevation and that it would be 'screened' by the existing four storey rear extension at the site, it would not result in any significant overlooking or overshadowing of any neighbouring rooms or gardens.

Two objections were received from neighbouring properties following statutory consultation. These and the site's planning history were 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 2021.

- 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, 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 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).
- 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)

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