

Application ref: 2021/4400/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 21 January 2022

**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)

RR Architects  
3 Pacific Court  
Riverside  
Shoreham by Sea  
BN43 5RW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**17 Fordwych Road**  
**London**  
**NW2 3TN**

Proposal: Roof terrace upon the existing single storey rear extension with new fenestration details including replacement of rear first floor window with new rear door, obscure glass screen and painted metal handrail

Drawing Nos: No.1, No.2, No.20, No.21 (Rev D), No.22 and No.23 (Rev D)

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015,

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans No.1, No.2, No.20, No.21 (Rev D), No.22 and No.23 (Rev D)

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 of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The detailed design of the new door would be simple and complementary to the existing patio doors at ground level which is considered appropriate. Following the reduction in depth and width of the terrace, it is now considered to be of an appropriate size; set in sufficiently from the neighbouring properties and not appearing overbearing for neighbours. The footprint and location of the terrace would be in line with similar development in the area. Although not all of these examples have received planning permission, a number are historic development, and aerial records show approximately 8 similar terraces within the terrace. The development therefore would not be out of character in this context.

In order to protect neighbouring amenity, 1.8m obscure glass screens are proposed either side of the terrace to prevent overlooking and loss of privacy. In addition to the screen, the terrace is set 3.8m away from the shared boundary with no.15 which would ensure there would be no impact on the amenity of these residents. At officers' request, the terrace was amended to be reduced in depth and set back from the shared boundary with no.19. By doing so, the balcony would now pass the 45 degree line rule, and ensure that both the ground floor and first floor at no.19 will continue to benefit from a sufficient amount of light. The screens also would ensure that there was no overlooking of the neighbouring windows, and although visible from the neighbour's window, it would not cause such harm to neighbouring outlook as to warrant refusal of the application on this ground.

One objection has been received prior to making this decision. This objection raised concerns in relation to light, loss of privacy, party wall and rubbish issues. Whilst the amenity issues have been covered above as part of the assessment of the proposals, issues relating to rubbish and party walls are not

material planning considerations. 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](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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer