

Application ref: 2021/5124/P
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Date: 15 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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Ammar Goolamabbas
Flat 1
17 Fawley Road
London
NW6 1SJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
9 Ulysses Road
London
NW6 1ED

Proposal:

Erection of rear dormer extension, installation of three rooflights in front roof slope and window alterations in side of rear outrigger

Drawing Nos: M, A1, A2, A3 rev 05/02/2022, A4 rev 25/01/2022

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 The development hereby permitted shall be carried out in accordance with the following approved drawings:

M, A1, A2, A3 rev 05/02/2022, A4 rev 25/01/2022

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

- 3 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.

- 4 The bathroom window in the side elevation of the rear wing hereby approved (on the first floor) shall be fitted and permanently retained with obscure glass which shall be fixed shut at all times.

Reason: To protect the privacy of existing and future occupiers in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

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 and it would sit 250mm above eaves level. This would not be in compliance with CPG design guidance for dormers which should be set down from the ridge. However it would be in keeping with several other rear dormer extensions on this side of Ulysses Road and it would not harm the appearance of the rear of the terrace. It would be no bigger than many of the other rear dormer extensions on the terrace and it would not result in any harm to the character or appearance of the townscape.

It is noted that the rear dormer extension would not be of matching tiles. However, there is no uniformity to the materials on the rear of the terrace and the proposal for zinc cladding would give a high quality finished appearance which would not harm the appearance of the area.

The three rooflights in the front roof slope would be of a similar size to other front rooflights in the terrace (for example, at no. 17) and uniformly positioned towards the top of the roof, these would not harm the appearance of the streetscene or the visual amenity of any neighbouring occupiers.

The changes to the windows on the side elevation of the rear wing would not be visible from the public domain. They would not harm the appearance of the townscape or the visual amenity of the area.

Given that the proposed rear dormer extension would be set back from the rear elevation, no higher than the ridge and set back from the sides, it would not result in any significant loss of light, privacy or outlook from any neighbouring rooms or gardens. It would not directly overlook or obscure any neighbouring

windows.

The front rooflights would similarly not be any closer to any neighbouring windows than any existing windows. A condition regarding the use of obscure glass for the bathroom window on the side elevation of the rear wing (first floor) is attached in the interests of the privacy of existing and future occupiers.

No objections have been received following statutory consultation on the application.

The site's planning history was 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, Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 and the proposed development also accords with the London Plan 2021; and the provisions of 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

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

Daniel Pope
Chief Planning Officer