

Application ref: 2021/4387/P
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Date: 24 February 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
www.camden.gov.uk/planning

22 Redfern Road
London
NW10 9LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Hampstead West
Offices And Premises At 1st Floor Unit 9
224 Iverson Road
London
NW6 2HL**

Proposal:

Extension to existing dormer on rear roofslope facing West Hampstead Overground station
Drawing Nos: 210908/01, 210908/02, 210908/03, 210908/04, 210908/05, 210908/06,
210908/07, 210908/08 Rev B.

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 plans: 210908/01, 210908/02, 210908/03, 210908/04,

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the extension of the existing dormer on the rear roof slope of the building, facing West Hampstead Overground Station. It would provide additional ancillary office storage space.

The principle of rear dormer extensions on units at 224 Iverson Road has been established by the approval at unit 5 (Planning application 2015/1667/P allowed on appeal APP/X5210/W/15/3141326) and the existing rear dormer extension at the application site (Planning application 2011/5645/P granted 20th December 2011).

The design would continue the form of the existing angular south-facing dormer, diminishing in height with the slope of the roof towards the east. The design has been revised to follow the proportions of the existing dormer/window (when the application was initially submitted two smaller window panes were proposed). The materials would match those of the existing dormer, i.e. glazing and sheet metal cladding.

As the proposal would follow the lines and match the design of the existing dormer it would preserve the character and visual amenity of the building and therefore comply with Local Plan policy (D1) and Neighbourhood Plan policy (D2) for the design and character of the built environment.

With regards to neighbouring amenity, due to the siting opposite the railway lines and station, the proposal would not overlook any private residences or habitable rooms. It would not project above the top of the roof of the building and is not expected to cause any harm in terms of loss of light or outlook to any of the surrounding properties.

No objections were received during the course of this application. The planning history of the site and surrounding properties have been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy D2 of the West Hampstead and Fortune Green Neighbourhood Plan 2015, the London Plan 2021 and the National

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