

Application ref: 2022/1847/P  
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Date: 5 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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KAS Architects  
2 Lord Cameron House  
8 Kidderpore Avenue  
London  
NW3 7SU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**44 Pandora Road**  
**London**  
**NW6 1TR**

Proposal:

Conversion of 2 flats into 1 dwellinghouse, replacement of existing conservatory with rear extension, replacement of existing rear dormer with new rear dormer with Juliet balcony, installation of new front gate and replacement of rear ground floor windows with doors  
Drawing Nos: 118-SP-DR-000 Site Location Plan, 118-B-DR-01, 118-00-DR-02, 118-00-DR-03, 118-01-DR-04, 118-02-DR-04, 118-E-DR-006, 118-E-DR-007, 118-J-DR-614, 118-E-DR-007 Rev P3(2), 118-J-DR-611, 118-J-DR-613, 118-J-DR-614, 118-B-DR-01, 118-00-DR-02, 118-00-DR-03, 118-01-DR-04, 118-02-DR-04, 118-RF-DR-005, 118-E-DR-006, Design and Access Statement

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:

118-SP-DR-000 Site Location Plan, 118-B-DR-01, 118-00-DR-02, 118-00-DR-03, 118-01-DR-04, 118-02-DR-04, 118-E-DR-006, 118-E-DR-007, 118-J-DR-614, 118-E-DR-007 Rev P3(2), 118-J-DR-611, 118-J-DR-613, 118-J-DR-614, 118-B-DR-01, 118-00-DR-02, 118-00-DR-03, 118-01-DR-04, 118-02-DR-04, 118-RF-DR-005, 118-E-DR-006, Design and Access Statement

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

- 4 No part of the flat roof hereby approved shall be used as a roof terrace, balcony or any other ancillary residential purpose and any access out onto this area shall be used for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 5 The flat roof on the rear extension hereby approved should be used a green living roof.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal involves the amalgamation of the two existing flats at the property in order to create one single dwellinghouse. This would lead to the loss of one home which is considered acceptable and in accordance with policy H3 of the Camden Local Plan 2017 which only resists the loss of two or more homes.

It is proposed to replace the existing timber framed rear conservatory with a new single storey rear extension. The new extension would have a marginally larger footprint than the existing conservatory by approximately 2sqm, and an acceptable amount of garden amenity space would be retained. The extension would be finished in brick with vertical glazed windows which would have timber frames. The extension would be subordinate to the host property and would be finished in sympathetic materials. An existing rear window and door

at ground floor level would be replaced by timber framed sliding doors which are considered acceptable and would match the rear elevation of the proposed extension.

The existing rear dormer would be replaced by a larger rear dormer finished in zinc with a Juliette balcony with black metal railings and timber framed windows. The dormer would not be full width, and would be set back from the eaves by 0.2m and the ridge by 0.13m. There are a number of full width dormer in the surrounding roofscape, including at neighbouring no. 46 (2007/5406/P). The permitted development rights fall-back position is relevant, as the proposed single dwellinghouse would benefit from permitted development rights with which the new dormer would comply. The dormer would be constructed with appropriate materials and would not be out of character with similar roof development in the area and is thus considered acceptable.

A new black metal gate to provide access to the bin store is proposed on the front boundary. The gate would be inwards opening and would therefore not cause obstruction to the pavement in accordance with policy T3 of the Camden Local Plan 2017. The gate would be constructed in materials matching the existing front boundary railings and is considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, D1, T3 and H3 of the Camden Local Plan 2017 and policies 1 and 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer