

Application ref: 2022/2380/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ludwig Willis Architects  
23a Iliffe Yard  
London  
SE17 3QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**The Coach House**  
**Fawley Road**  
**London**  
**NW6 1SN**

Proposal: Alterations to the existing hipped roof profile to increase its pitch and height and insertion of roof lights to create additional habitable accommodation within the roof, installation of window, trellis and pergola at first floor level to the northern elevation all in association with the single family dwelling.

Drawing Nos: 041\_LOC\_001\_P01; 041\_PLN\_002\_P01; 041\_PLN\_003\_P01;  
041\_PLN\_004\_P01; 041\_PLN\_005\_P01; 041\_ELE\_001\_P01; 041\_ELE\_002\_P01;  
041\_ELE\_003\_P01; 041\_ELE\_101\_P01; 041\_ELE\_004\_P01; 041\_PLN\_102\_P01;  
041\_PLN\_103\_P01; 041\_PLN\_104\_P01; 041\_PLN\_105\_P01; 041\_ELE\_102\_P01;  
041\_ELE\_103\_P01; 041\_ELE\_104\_P01; 041\_SEC\_001\_P01; 041\_SEC\_002\_P01;  
041\_SEC\_003\_P01; 041\_SEC\_101\_P01; 041\_SEC\_102\_P01; 041\_SEC\_103\_P01.

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 041\_LOC\_001\_P01; 041\_PLN\_002\_P01; 041\_PLN\_003\_P01; 041\_PLN\_004\_P01; 041\_PLN\_005\_P01; 041\_ELE\_001\_P01; 041\_ELE\_002\_P01; 041\_ELE\_003\_P01; 041\_ELE\_101\_P01; 041\_ELE\_004\_P01; 041\_PLN\_102\_P01; 041\_PLN\_103\_P01; 041\_PLN\_104\_P01; 041\_PLN\_105\_P01; 041\_ELE\_102\_P01; 041\_ELE\_103\_P01; 041\_ELE\_104\_P01; 041\_SEC\_001\_P01; 041\_SEC\_002\_P01; 041\_SEC\_003\_P01; 041\_SEC\_101\_P01; 041\_SEC\_102\_P01; 041\_SEC\_103\_P01.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The pergola on the first floor northern rear elevation hereby approved shall not be used as an external roof terrace and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal includes altering the profile of the roof to increase its pitch and subsequent height by 0.8m. This alteration is considered acceptable given the age of the building (constructed after the 1950's). The new roof height would not extend beyond the ridge level of Ramsey House to the south. This would ensure that the building remains subordinate to the buildings fronting Fawley Road and would preserve the character or appearance of the conservation area.

In general mews-type developments should remain subordinate to the buildings that front onto the main road (Fawley Road). The height and form of the proposed works are considered to preserve the character or appearance of the conservation area.

The installation of recessed rooflights within the roof of the building is

acceptable. These are conservation-style rooflights and do not protrude above the existing roof plane, and leave the main front-facing roofslope (the west elevation) uninterrupted. The greatest alteration in appearance is to the north elevation. However, it is accepted that this is the narrowest elevation and that public views of it are quite constrained by the nature of the site.

The other alterations including replacement bi-folding doors on the ground floor rear elevation and timber trellis above are minor in nature and are considered acceptable.

The nearest residential properties that would be affected by the proposal are flats 1-3, Ramsey House, Fawley Road that lies immediately to the south at a separation distance of approximately 3m. The upper floors of nos. 212 and 214 West End Lane also appear to be occupied as flats. They lie to the west with a separation distance of approximately 8m.

There are first floor windows in the northern elevation of Ramsey House that appear to serve the bed/ setting room of a 1 bed unit. The second floor of the building includes an external terrace area that is used by the flat on the second floor. Given that the roof of the building would continue to slope away from this building it is not considered that the proposal would have an adverse impact on the daylight or sunlight to the windows in the northern rear elevation of Ramsey House.

The conservation roof lights would not result in any additional overlooking to neighbouring properties. The full height window proposed to be installed in the northern elevation at first floor level would not result in additional direct overlooking of neighbouring windows and would be considered acceptable. A timber trellis and pergola would be installed at first floor level on the rear northern elevation. A condition would be attached to ensure that the roof of the pergola would not be used as an external roof terrace to protect the amenity of the properties fronting West End Lane, particularly nos. 214 and 216.

The proposal would increase the pitch of the existing roof which would increase its overall height by 0.8m. Due to the proximity of the application building to the windows in the northern elevation of Ramsey House, the outlook from these windows is already significantly compromised. The relationship between the application site and Ramsey House would not result in any change in relation to further harm to the outlook from these windows as a result of the proposal.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 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 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.

- 4 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.

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-householder-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer