

Application ref: 2022/1835/P
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Date: 22 December 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 Unit 9
224 Iverson Road
London
NW6 2HL

Proposal: Extension to existing rear dormer window, new dormer extension to front roofslope, and new loading bay with roller shutter door to side elevation.

Drawing Nos: Survey Drawings 220420/01, Survey Drawings 220420/02, Survey Drawings 220420/03, Survey Drawings 220420/04, Survey Drawings 220420/05, Proposed Drawings 220420/06, Proposed Drawings 220420/07 Rev B, Proposed Drawings 220420/08 Rev A.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Survey Drawings 220420/01, Survey Drawings 220420/02, Survey Drawings 220420/03, Survey Drawings 220420/04, Survey Drawings 220420/05, Proposed Drawings 220420/06, Proposed Drawings 220420/07 Rev B, Proposed Drawings 220420/08 Rev A.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for an extension to the existing rear dormer window, a new dormer extension to the front roofslope, and new loading bay with roller shutter door to side elevation.

The extension of the existing dormer on the rear elevation has already been approved under a separate application (ref 2021/4387/P) on 24/02/2022, and has been fully assessed as acceptable under that application.

The proposed dormer extension to the front roofslope of the building has been revised and set back by 1.5m from the eaves in response to officer's concerns regarding its failing to appear subordinate to the main roof. The revised scale and mass of the roof addition is now considered acceptable.

The detailed design of the front dormer is such that it reads as two adjoined dormer windows with pitched roofs. The double pitch lessens the visual bulk of the dormer and increase its sensitivity to the main building. The dormer is set up on the roof substantially from the eaves, similar to adjacent dormers to the rear of Redcroft, 119 West End Lane. In this manner the dormer is considered to be appropriate to its context and comparable in scale to these nearby domers. The proposed fenestration is considered appropriate and in keeping in style with the rest of the building, and the materiality is considered of an appropriate colour palette, not unduly contrasting with the main tiled roof nor detracting from the character or design of the existing building.

In terms of the proposed roller shutter door at ground floor, to the side elevation, this is considered of appropriate materiality for its use, and is discreetly located to the side of the building, having minimal visual impact on the character of the development.

In regard to neighbouring amenity no material concerns are identified. The

proposed front dormer extension would increase the mass at roof level but is set in from the roof edge and therefore is not expected to have any significant impact, particularly at the revised reduced length. Its north-facing orientation means it is unlikely to cause any loss of direct sunlight to the existing first floor window of neighbouring unit 8. In terms of the premises opposite, units 1 and 2, there is already existing glazing at both ground and first floors of each of the buildings, and for this reason the proposed dormer glazing is not considered to substantially increase the level of overlooking.

The proposed roller shutter at ground floor level to the side elevation is not considered to cause any harm to the amenity of the adjoining properties.

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

The proposed development is in general accordance with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, Policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021 and the National Policy Framework 2021.

- 2 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.
- 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) 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 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer