

Application ref: 2022/3141/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 17 February 2023

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

Homecraft Design Studios
3 Pennine Parade
Pennine Drive
London
NW2 1NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
12 Ebbsfleet Road
London
NW2 3NA

Proposal: Erection of rear dormer and installation of x2 front rooflights and x1 side rooflight in association with a loft conversion.

Drawing Nos: Site Location and Block Plan; 202207/12ER/LC/01; 202207/12ER/LC/03; 202207/12ER/LC/02; 202207/12ER/LC/04a; 202207/12ER/LC/04b.

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: Site Location and Block Plan; 202207/12ER/LC/01; 202207/12ER/LC/03; 202207/12ER/LC/02; 202207/12ER/LC/04a; 202207/12ER/LC/04b.

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 Notwithstanding the plans hereby approved, prior to the occupation of the development hereby permitted, the proposed rooflight within the side roofslope shall be obscure glazed and fixed shut and shall be permanently retained as such thereafter.

Reason: In order to prevent any overlooking of neighbouring premises in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to install a rear dormer, two front rooflights, and a side rooflight in order to facilitate the creation of a loft room.

The proposed dormer would be set back an acceptable distance from the roof ridge, eaves, and boundary wall, and the scale of the dormer is considered to be appropriate; following officer comments, the proposed works were revised to reduce the size of the dormer, change its glazing, and increase the distance between its walls and the roof eaves - changes which now allow the dormer to be considered appropriate in design and subordinate to the roof slope. The position of the dormer at the rear of the property means there is very limited visibility from the public realm, and therefore it is not considered to detract from the character and appearance of the host building or area in general. The windows match the style and material of those in lower floors of the host building, and the glazing size respects the glazing hierarchy of the rear elevation. The materials of the dormer roof and cheeks will match the existing roof and dormer. Therefore, the proposed materials are all acceptable.

The proposed side rooflight and front rooflights are acceptable in terms of position, scale, and design, and are subordinate in number and size to the roofslope. The changes to the proposal made following officer comments also removed a proposed side dormer and replaced it with the side rooflight, which is more appropriate for the surrounding area. Due to the modest size and positioning between two chimney stacks, the side rooflight would have limited visibility from the public realm and there is an established pattern of front rooflights along Ebbsfleet Road, so these are in keeping with the appearance

of the surrounding area.

Due to the design and scale of the proposed works, there would be no concerns regarding harm to residential amenity in terms of loss of outlook, privacy, or daylight. The rooflights are not considered to cause any significant light spill. Given its position on the side elevation, the side rooflight would be obscure glazed and fixed shut, which is a condition of this decision.

No objections were received prior to making this decision and the site's planning history was taken into account when coming to this decision.

As such the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposal 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) 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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