

Application ref: 2022/2634/P  
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Date: 20 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Civils Consulting Ltd  
35c Northbrook Road  
Ilford  
London  
IG1 3BP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**223 Flat B**  
**Fordwych Road**  
**London**  
**Camden**  
**NW2 3NH**

Proposal:  
Erection of rear dormer (conversion of hip to gable roof at rear) and installation of 3 x rooflights to front roof.

Drawing Nos: D09; D10; D01; D04 Rev 2; D06 Rev 2; D02 Rev 1; D03 Rev 3; D05 Rev 3; D07 Rev 3; D08 Rev 3

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

D09; D10; D01; D04 Rev 2; D06 Rev 2; D02 Rev 1; D03 Rev 3; D05 Rev 3; D07 Rev 3; D08 Rev 3

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 proposals involve the erection of a full width dormer on the rear roofslope and the addition of 3 rooflights to the front roofslope. The dormer would be finished with tiles and include 2 uPVC windows to match the existing windows on the host building. Although it would be large in scale and appear full width at the rear, there are a number of rear roofscopes along Fordwych Road that have similar sized rear dormers and thus is considered to be in keeping with the surrounding area. The existing rear pitched roof would be slightly altered to accommodate the new dormer, and would remain sympathetic to the host building. The 3 proposed rooflights would be subordinate in scale, design and number to the front roofslope and roofscape.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The dormer would be partially concealed by the projecting wing, and there are no neighbouring occupiers to the rear of the site, thus would not result in overlooking or overshadowing impacts on the neighbours. The rooflights to the front are modest in size and given there are a number of similar rooflights to front roofscopes on the street, they are not considered to cause significant impact in terms of light spill.

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 and D2 of the Camden Local Plan 2017 and policies 2 and 3 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>.

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



Daniel Pope  
Chief Planning Officer