

Application ref: 2022/4014/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 13 April 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

DISTRICT Architects
Studio 4
Blackwater Court
17-19 Blackwater Street
London
SE22 8SD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**16 Churchill Road
London
NW5 1AN**

Proposal:

Replacement of the existing two rear dormer windows with two new rear dormer windows; replacement of 2 rooflights on front roofslope with two new rooflights; replacement of full height windows and glazed doors in rear elevation of single storey rear extension.

Drawing Nos: With prefix 111.(3): 0.001, 0.002, 0.120_A, 0.220_B, 2.100_C, 2.200_C, 2.205_Colour_A, Fire Strategy 2.90, Design & 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 drawings:

With prefix 111.(3)- 0.001, 0.002, 0.120_A, 0.220_B, 2.100_C, 2.200_C, 2.205_Colour_A, Fire Strategy 2.90, Design & 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site sits within a terrace of 4 similar buildings, it has two rear dormer windows 650mm wide and 1m wide in the rear roofslope and a 2.9m deep part single storey / part two storey rear extension. The other buildings in the terrace also have part single / part two storey rear extensions of various dimensions. One has a similar pair of rear dormer windows, one has a full width rear dormer extension and the other has had no roof extensions.

The proposal to replace the existing rear dormer windows with two new dormer windows, one marginally wider at 1.15m in width and both marginally taller (i.e. 750mm), would not harm the appearance of the building or the character or appearance of the Conservation Area. The proposed rear dormer windows would comply with the Camden Planning Guidance on rear dormer extensions in that both would be set down from the ridge, up from the eaves and in from the sides. A condition would be attached to ensure that matching materials are used; the proposed design including timber framed sash windows would be appropriate to the character of the building and the Conservation Area.

The replacement Crittal full height windows and glazed doors in the rear elevation of the single storey rear extension, being situated at ground floor level, would not detract from the character or appearance of the host building and Conservation Area. The replacement windows in the front roofslope would not be visible from the ground and would have no impact on the appearance of the streetscene or the Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not result in any loss of amenity for any surrounding occupiers by way of loss of light, privacy, security or outlook. The replacement dormer windows would not project significantly above or beyond the existing rear dormer windows and there would be no more significant overlooking or overshadowing as a result. The proposals would not result in any increase in

'light spill'.

No objections have been received following statutory consultation. The site's planning history has been taken into account in making the decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020, as well as with the London Plan 2021 and the NPPF 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-householder-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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer