

Application ref: 2023/0320/P
Contact: Daren Zuk
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Date: 25 May 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

Giles Gale
Flat 4
70 Aberdare Gardens
London
NW6 3QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**101 Canfield Gardens
London
NW6 3DY**

Proposal:

Erection of roof extension on side roofslope, installation of rooflights on front and rear roof slopes and on flat roof, replacement of windows at rear with matching ones, and replacement of roof patio doors with matching ones.

Drawing Nos: 2ex, 2, 3ex, 3, 4ex, 4 Rev C, 5ex, 5 Rev B, 6ex, 6 Rev C, 7ex, 7 Rev C, 8, Location Plan

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:

2ex, 2, 3ex, 3, 4ex, 4 Rev C, 5ex, 5 Rev B, 6ex, 6 Rev C, 7ex, 7 Rev C, 8, Location Plan

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 proposed side roof extension with a tiled steeply pitched slope, resembling a blank dormer, is considered to be acceptable in terms of size and design. It would be subordinate to the host building and would have appropriate materials with matching roof tiles. Although the side extension would be visible from the public views, the use of matching roof tiles and a sloped profile will ensure it blends in with the existing roof form and would therefore be in keeping with the character and appearance of the host property and wider conservation area. The replacement doors and windows to match existing are acceptable.

In addition to the two proposed new rooflights on the front roofslope, the existing two rooflights on the gable roof are to be replaced with enlarged conservation style rooflights, totalling four rooflights on the front roof slope. Along the side roofslope, an existing rooflight will be removed and a new rooflight placed on the rear roofslope. The rooflights are considered to be acceptable in number, size and siting, and are in keeping with established precedent on neighbouring properties. The use of conservation style rooflights flush with the roofslope is welcomed and will help preserve the character and appearance of the host property and wider conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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.

Given the siting of the proposed side dormer extension and rooflights, it is not considered they will have any impact on neighbouring residential amenity in terms of daylight/sunlight, outlook or privacy.

Two letters were received in support of the proposed works. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of

the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.

Daniel Pope
Chief Planning Officer