

Application ref: 2023/0319/P  
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Date: 8 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Fiona Kilminster  
34 St Crispin's Close  
London  
Camden  
NW3 2QF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**34 St Crispin's Close**  
**London**  
**Camden**  
**NW3 2QF**

Proposal: Erection of new dormer to the front elevation, relocation of existing roof lights and erection of porch infill extension.

Drawing Nos: Location Plan, Block Plan, 2021/SCP/EX01, 2021/SCP/PP01, 2021/SCP/PP02, 2021/SCP/PP03, 2021/SCP/10, 2021/SCP/PRO01, 2021/SCP/PP02A.

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: Location Plan, Block Plan, 2021/SCP/EX01,

2021/SCP/PP01, 2021/SCP/PP02, 2021/SCP/PP03, 2021/SCP/10,  
2021/SCP/PRO01, 2021/SCP/PP02A.

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 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of new dormer to the front elevation, relocation of existing roof lights and erection of porch infill extension.

The application site is a single-family dwelling house and is not a listed or locally listed building. It is not located within any conservation area. It is located within the Hampstead Neighbourhood Plan area.

This proposed new porch and roof lights would appear similar to recent development at other properties within the same residential estate. As such, they are considered acceptable in design terms.

The proposed front dormer would be the first to a front roof slope within this residential estate. The dormer would be located within the southern roof slope and thus would not be visible from the north. It would be entirely screened from residential properties (outside of the host estate) to the east by existing dense foliage. To the west and immediately to the east is the remainder of the host estate. Neither the property which is the subject of this application, nor its neighbours within the host estate, are located within a conservation area. Immediately to the south of the site, from where the dormer would be most clearly visible, is the South End Close residential estate which is also not within a conservation area. The South End Close estate is characterised by large U-shaped red-brick blocks of flats which feature multiple dormers in both front and rear roof slopes.

The proposed dormer is well-designed, with its siting and proportions aligning appropriately with the fenestration and design detailing of the existing front façade. It is set well away from the eaves, ridge and both sides of the roof. It would not be visible from any public realm areas (noting that the adjacent South End Close estate and the host road St Crispin's Close are both private roads).

The materials to be used in the proposals would either match the existing materials or would otherwise respect the architecture and materiality of the host

property.

The development is therefore acceptable in terms of its design as it would appear subordinate and sympathetic to the host property and would respect local context and character in accordance with Policy D1 of the Local Plan and DH1 of the Hampstead Neighbourhood Plan 2018.

The amenity of the neighbouring properties would be respected in terms of a loss of day/sunlight, outlook, privacy and noise disturbance. The development would also be acceptable for all other reasons.

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 D1 of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018. 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-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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer