

Application ref: 2022/4958/P
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Date: 16 October 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

Formation Architects
Winchester House
1-3 Brixton Road
London
SW9 6DE
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Denning Road
London
NW3 1ST

Proposal: Erection of a dormer roof extension to the front elevation.

Drawing Nos: D1000; D1050; D1100; D1101; D1102; D1103; D1104; D1199; D1501; D1502; D1701; D1702; D1703; D4100; D4101; D4102; D4103; D4104; D4199; D5050 REV01; D5100; D5101; D5102; D5103 REV01; D5104 REV01; D5199; D5501 REV00; D5502 REV01; D5701 REV01; D5702 REV00 and D5703 REV00.

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: D1000; D1050; D1100; D1101; D1102; D1103; D1104; D1199; D1501; D1502; D1701; D1702; D1703; D4100; D4101; D4102; D4103; D4104; D4199; D5050 REV01; D5100; D5101; D5102; D5103 REV01; D5104

REV01; D5199; D5501 REV00; D5502 REV01; D5701 REV01; D5702 REV00 and D5703 REV00.

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 A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a replacement dormer roof extension to the front elevation. The proposed front dormer would read as being subordinate with acceptable distances from the roof margins maintained. The dormer would have an appropriate amount of glazing and would be constructed with timber frame windows that are acceptable in the conservation area's. The siting of the timber sash windows would respond well to the fenestration at lower levels of the property. The front dormer would be in keeping with the pattern and scale of neighbouring properties dormers along the terrace and is considered acceptable.

The proposed dormer would have acceptable ratio between solid and glazing and would be constructed using natural slates with timber frame window and the Welsh slate to the sloping roof would match the existing character of host building and wider conservation area. It is noted that many neighbouring dwellings have roof dormers facing both the front and rear and the proposed alterations at roof level would have a cohesive and matching design that would be finished with historically accurate materials.

The proposal is considered to preserve the character and appearance of the host building, streetscene and 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 proposed development, due to its nature, scale and detailed design is not considered to lead to a significant impact upon the amenities of neighbouring residents in terms of loss of privacy, light or outlook.

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, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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



Daniel Pope
Chief Planning Officer