

Application ref: 2023/2756/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ezekiel
74 Flat B Dynham Road
London
NW6 2NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
74 Flat B
Dynham Road
London
NW6 2NR

Proposal: Loft conversion involving 2x rooflights on front roofslope and dormer on rear roofslope, including 2 rooflights on flat roof of dormer; creation of roof terrace above existing rear extension; 1x rooflight on flat roof of existing rear extension; new first floor, side-facing window; replacement rear window

Drawing Nos: Drawing 1; Drawing 2; Drawing 3; Drawing 4, rev 2; Drawing 5, rev 4; Drawing 6, rev 4

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 Drawing 1; Drawing 2; Drawing 3; Drawing 4, rev 2; Drawing 5, rev 4; Drawing 6, rev 4

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 proposal involves a roof extension to the existing first floor flat, with external works including the erection of a dormer on the rear roof slope, erection of a metal balustrade and formation of a roof terrace on the flat roof of the existing first floor rear extension, and the installation of a series of rooflights over the front and rear roof slopes and first floor rear extension flat roof.

The roof extension would convert the existing first floor flat to a two-level maisonette, and provide for a new bedroom, office, bathroom and roof terrace.

The rear dormer was originally designed to be full-width, but has since been reduced to be set in from each of the side elevations by 0.46m. The dormer height has also reduced to the lowest possible height while still complying with building regulations. The balustrade of the roof terrace has also been setback 0.8m from the rear elevation. The rooflights have all been reduced in size and one of the two rooflights at the roof terrace has been removed. Lastly, the fenestration of the dormer has been amended to be smaller and have a more traditional appearance.

The dormer would be in character with the surrounding roofscape, where many similar terraced properties accommodate a similar sized and proportioned dormer on their rear elevation. In general, the arrangement and fenestration of dormers present in the locality is mixed, however there is a consistent theme of dormers being set in from the side elevations, which the proposed dormer has been designed to achieve consistency with. The extent and arrangement of glazing would be proportionate to the rear face of the dormer, and include wooden joinery to match the existing building fenestration. Overall, the dormer would sit within the roof slope and appear as an extension to the existing roof, while maintaining the existing roof form.

The rooflights would be proportionate to the size of the roofs, where two smaller sized rooflights on each roof slope are not uncommon in the surrounding area. The rooflights would be subordinate to the roof and would be positioned sufficiently clear of the existing turret on the front roof slope. The

rooflights would maintain a consistent rhythm with other rooflights on surrounding properties.

With regard to the roof terrace, this would be located at the rear of the property and the balustrade would be setback from the rear elevation, to minimise impact on the wider area and appear subordinate to the roof. The selection of a metal railing is appropriate to the traditional character of the host building.

The replacement window at the rear elevation, first floor level, would incorporate the same dimensions as existing, and be constructed with materials in a style matching other windows in the locality. The new window at the side elevation would be very small and would also be constructed with similar materials present in the locality. There would be no discernible impact on the appearance of the building through the addition of these works.

With regard to amenity effects, any overlooking from the proposed roof terrace and new second floor windows over adjacent properties would be negligible given the separation distance from the windows and the setback of the roof terrace from the building's rear elevation. Given the limited nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

- 2 One objection has been received made on behalf of the owners of the adjacent property at 72 Dynham Road. The objector has raised a concern regarding impacts of the works on sunlight/daylight over their property. Given the dormer would be set within the existing second floor roof slope, and setback from the existing rear elevation, and the metal balustrade is permeable, has a modest height and is set back from the rear elevation, it is considered any loss of sunlight/daylight to adjacent properties arising from the proposed works, would be negligible and acceptable.

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 Camden Local Plan 2017, and CK1 of the Kilburn Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 5 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).

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