

Application ref: 2023/1562/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 27 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

Boito Sarno Architects
59 Northesk House
Tent Street
London
E1 5DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Greenaway Gardens
London
Camden
NW3 7DH**

Proposal:

Refurbishment of existing rear and side dormer windows and associated works
Drawing Nos: GREE-03P-100 Rev 1, GREE-03P-201 Rev 1, GREE-03P-202 Rev 1,
GREE-03P-203 Rev 1, GREE-03P-200 Rev 1, GREE-03P-300 Rev 1, GREE-03P-301
Rev 1, GREE-03P-302 Rev 1, GREE-03P-303 Rev 1, GREE-03P-400 Rev 1, GREE-
03P-401 Rev 1, Planning Heritage Design & Access Statement 31/03/2023.

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: GREE-03P-100 Rev 1, GREE-03P-201 Rev 1, GREE-03P-202 Rev 1, GREE-03P-203 Rev 1, GREE-03P-200 Rev 1, GREE-03P-300 Rev 1, GREE-03P-301 Rev 1, GREE-03P-302 Rev 1, GREE-03P-303 Rev 1, GREE-03P-400 Rev 1, GREE-03P-401 Rev 1, Planning Heritage Design & Access Statement 31/03/2023.

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application proposes an oculus window in the pediment of the front elevation. This is a traditional style round window with glazing bars, which has been amended on plan to include a circular brick surround. Given its location, small size, form and design, it is a traditionally attractive feature which enhances the front elevation of the property. Furthermore, there are other examples of oculus windows within the street, therefore this minor addition would be acceptable. The originally proposed new rooflight and enlarged existing rooflight to the front roof slope has been omitted from the proposed plans and the existing sloping rooflight will remain.

Refurbishment is proposed of the existing rear and side dormer windows. Both dormer's glazing arrangement was not considered acceptable, so it was amended. The glazing bar arrangement to the side dormer window now reflects that of the existing window, and it will only be used for access to the flat roof for maintenance, and no terrace is proposed. The glazing to the rear dormer window elevation is proposed to be extended downwards and will maintain the division between the two windows, this would follow the design and form of the existing dormer window. The proposed dormer refurbishment design, form and materials would be acceptable and would be in keeping with the existing building and the surrounding conservation area.

Due to the minor nature of the proposed works, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision. 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 (ERR) 2013.

Therefore, it is considered that the proposed extension would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with the London Plan 2021 and NPPF 2023 and with Policies SD2, SD4, SD5 and SD6 of Redington Froggnal Neighbourhood Plan 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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer