

Application ref: 2023/1375/P
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Date: 28 November 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

Stuart Henley & Partners
Suite 13, Rivers Lodge
West Common
Harpenden
AL5 2JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Carlingford Road
London
NW3 1RY

Proposal: Erection of dormer roof extensions to the front and rear elevations with provision of metal balustrade for a terrace to the rear elevation.

Drawing Nos: 5375_Ex_02; 5375_Ex_03; 5375_PL_02; 5375_PL_03; Site Location Map and Design and Access Statement commissioned by Stuart Henley & Partners Ltd.

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: 5375_Ex_02; 5375_Ex_03; 5375_PL_02; 5375_PL_03; Site Location Map and Design and Access Statement

commissioned by Stuart Henley & Partners Ltd.

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 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 dormer roof extensions to the front and rear elevations. In determining this application it is noted that front roof alterations exist in the area, with seven of the 13 adjoining properties within this section of the terrace at nos. 19, 21, 23, 29, 33, 35 having front dormer roof additions. Therefore, the principle of the front dormer extension is considered acceptable on this street and whilst each case is determined on its own planning merits, the history of the surrounding area provides some context and is a material consideration in the determination of this application.

The proposed front dormer is considered to be an appropriate design, and in terms of scale and form is smaller than other existing dormers along the street. Due to its detailed design it is considered to be a sensitive addition to the host building. The proposed dormer features three white, timber casement windows which would ensure the development is appropriate in design terms. To the rear, the other dormer would have a sympathetic relationship with the roof slope and would match the design and appearance of the neighbouring dormer extension at no. 19 Carlingford Road (2020/1974/P) with an inset balcony that would be set well back from the party wall, roof ridge and eaves ensuring the dormer would appear as a subordinate addition to the host property.

The design and fenestration treatment of both dormers is considered acceptable. Proposed dormer walls would be clad with lead and the windows would be timber double glazed and painted white. The rear balustrade would be metal framed and painted black which would complement the historic building. It is considered that the overall design of the rear dormer window would preserve the character and appearance of the host building and the wider 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.

Neither the front dormer nor the rear dormer with Juliet balcony would exacerbate levels of overlooking. The rear dormer would be located more than 18m from no. 10 Kemplay Road and as such the proposal is unlikely to have

any detrimental impact on the amenity of that neighbour with no overlooking or loss of privacy. Furthermore, no amenity concern is anticipated with the front dormer roof extension. The proposed roof extensions would not have any material impact with overshadowing nor would the works contribute to a sense of enclosure with the neighbouring properties.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, D1 and D2 of 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 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.

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer