

Application ref: 2023/5446/P
Contact: Miriam Baptist
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Date: 21 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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www.camden.gov.uk/planning

MasterPlan Design Ltd.
The Vicarage
1 Wood Hill
Leicester
LE5 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 Priory Road
London
Camden
NW6 4SJ

Proposal: Erection of a side dormer, rear dormer and rooflight to front roofslope.

Drawing Nos: MPD-1179-PL-01-F, MPD-1179-PL-01-L, MPD-1179-PL-02-L, Design & Access Statement dated February 2024.

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: MPD-1179-PL-01-F, MPD-1179-PL-01-L, MPD-1179-PL-02-L, Design & Access Statement dated February 2024.

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.

Two dormers are proposed to the main roof; one to the side elevation and one to the rear. The host building lies within the Priory Road Conservation Area and can be seen in longer views when approached from Abbott's Place and can also be seen from the rear from Abbey Road.

The dormers are considered proportionate to the host building and in keeping with the size of better examples of dormers along Priory Road. Both would be centrally placed on the roof slope, set down from the roof ridge and set up from the eaves. The dormers would be clad in slate which is a material treatment that is sympathetic to the host building and wider conservation area. For these reasons the roof additions are considered subordinate to the host building, and preserves the character of the Priory Road 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 works are not considered to cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration etc. The dormers are not considered large enough to have a harmful impact the neighbouring properties in terms of outlook or overshadowing.

Neither dormer is considered to pose material harm to any habitable windows nearby. To the rear there is a glazed dormer to 33 Priory Terrace but there is a relationship of overlooking already established between this window and others to the rear of Priory Road properties. In regard to the side dormer there are two small rooflights to neighbouring 40 Priory Road but these are set at an oblique angle on the low roof pitch and therefore the new dormer would not have a direct view inside.

No objections were received following statutory consultation. The site's planning history was 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, as well as 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer