

Application ref: 2024/1637/P
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Date: 11 June 2024

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

Skyline Design Ltd
80 Elphinstone Road
Hastings
TN34 2BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
27 Gascony Avenue
London
Camden
NW6 4NB

Proposal:

Erection of single-storey rear extension at second floor level; installation of dormers to front and rear roof slopes

Drawing Nos: Design and Access Statement

620.1250.RSM.01

620.200.RSM.01

620.200.RSM.02

620.200.RSM.03

620.200.RSM.04

620.200.RSM.05

620.200.RSM.06

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: Design and Access Statement, 620.1250.RSM.01, 620.200.RSM.01, 620.200.RSM.02, 620.100.RSM.03, 620.100.RSM.04, 620.100.RSM.05 & 620.100.RSM.06.

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the erection of a single-storey rear extension at second floor level and installation of dormer windows to front and rear roof slopes. The dormer at the front will be 2 metres wide and approximately 1.2m tall and will be clad in lead. The rear elevation already has a small dormer and it is proposed to increase the width of this, the neighbouring property (no. 25) already benefits from a wide dormer window at the rear. The rear dormer window will be tile hung and measures approximately 3.5 metres wide x 2 metres high. It is noted that there are already a number of front dormer windows of similar designs within the street scene in this location (25 and 31) and a large amount of rear dormer windows of varying dimensions including full width. It is considered that the principle of front and rear dormer windows in this location is established, and the property is not within a conservation area.

The front dormer's siting, design and scale ensures that it does not appear as a dominant addition at roof level and would not appear out of place in the street scene. The dormer window would not give rise to overlooking concerns. Due to the nature of the external works, it is considered that the proposal would not result in any harm to amenities of neighbouring occupiers.

It is also proposed to erect a 2 metre deep x 3 metre wide, flat roof rear single storey extension to the second floor over an existing rear projection. The extension will partially protrude onto an existing roof terrace with the remainder of the roof terrace retained as is.

There have been multiple applications approved historically for a number of similar height and depth rear extensions along the length of the terrace. The extension appears to comply with the 45 degree rule and is not considered to

result in a loss of daylight to the neighbouring properties and therefore respects the neighbour's amenity.

No objections were received prior to the determination of this application.

The planning history of the site and surrounding area were 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. 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 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 centered on the page.

Daniel Pope
Chief Planning Officer