

Application ref: 2024/2239/P
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Date: 12 August 2024

Development Management
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dylan haughton architecture and construction
23 Allensbury Place
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NW1 9YR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 York Rise
London
NW5 1SS

Proposal:
Replacement of windows and installation of timber cladding to second floor roof extension.

Drawing Nos:
Design and Access Statement (dated 28/05/2024); Location Plan; 176 100 05 Rev B;
176 100 20 Rev B; 176 100 10 Rev C; 176 100 21 Rev B; 176 200 05 Rev C; 176 200
20 Rev C; 176 200 10 Rev D; 176 200 21 Rev C; 176 100 02 Rev A.

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 (dated 28/05/2024); Location Plan; 176 100 05 Rev B; 176 100 20 Rev B; 176 100 10 Rev C; 176 100 21 Rev B; 176 200 05 Rev C; 176 200 20 Rev C; 176 200 10 Rev D; 176 200 21 Rev C; 176 100 02 Rev A.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace the existing aluminium cladding and full-width glazing to the front and rear of the second floor roof extension with timber cladding and aluminium-clad timber windows. The works were previously granted permission in 2018/2672/P, however were never carried out within the granted implementation period.

The proposed revisions are minor in nature and would not significantly impact or harm the appearance of the host building. The recladding would maintain the subordinate relationship that the rear extension has with the host property, and the replacement materials would be of an appropriate design and materiality. Additionally, it should be noted that due to the setback of the roof extension, the works would have limited visibility from the public realm. The footprint of the roof extension would not be increased by the works, and the timber cladding would only be fixed to the existing structure, so would not involve any further buildout on the flat roof of the main building. Overall, it is considered that the proposal would preserve the character and appearance of the host building, the streetscene, and the Dartmouth Park Conservation Area.

The proposal would preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Due to the nature of the proposal, there would not be any harmful impacts on the amenity of neighbouring residential properties. There would be no increase in bulk or massing as a result of the works, and the use of the flat roof as a roof terrace is already well established, meaning there would be no new opportunities for overlooking created. As such, it is not expected that there would be any significant impact in terms of daylight, sunlight, outlook, or

privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been 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 London Borough of Camden Local Plan 2017 and Policies DC2, DC3, and DC4 of the Dartmouth Park Neighbourhood Plan 2020. 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 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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer