

Application ref: 2024/2916/P
Contact: Connie Marinetto
Tel: 020 7974 8012
Email: connie.marinetto@camden.gov.uk
Date: 9 September 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

MDM Planning Limited
6 Grosvenor Way
London
E5 9ND
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
78 Mill Lane,
London
NW6 1NL

Proposal: Erection of rear dormer and front rooflights.

Drawing Nos: Rear Loft Extension - Existing Floor Plans (RV00 19/07/24), Rear Loft Extension - Existing Front and Rear Elevations (RV00 19/07/24), Rear Loft Extension - Existing Side Elevation (RV00 19/07/24), Rear Loft Extension - Proposed Floor Plans (RV00 19/07/24), Rear Loft Extension - Proposed Front and Rear Elevations (RV00 19/07/24), Rear Loft Extension - Proposed Side Elevation (RV00 19/07/24), Location Plan, Design and Access Statement

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:

Rear Loft Extension - Existing Floor Plans (RV00 19/07/24), Rear Loft Extension - Existing Front and Rear Elevations (RV00 19/07/24), Rear Loft Extension - Existing Side Elevation (RV00 19/07/24), Rear Loft Extension - Proposed Floor Plans (RV00 19/07/24), Rear Loft Extension - Proposed Front and Rear Elevations (RV00 19/07/24), Rear Loft Extension - Proposed Side Elevation (RV00 19/07/24), Location Plan, Design and Access Statement

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of a dormer to the rear roof slope and 2 x rooflights to the front roof slope. The application site consists of a flat above a shop unit within the Mill Lane local centre. The site is not within a Conservation Area. It is within the Fortune Green and West Hampstead Neighbourhood Plan area.

The installation of a dormer to the rear roof slope is considered acceptable, as it is of a suitable design and scale, and is not considered to be a dominant addition to the building. The dormer would not be subject to public views from the street. It is noted that there are a number of rear dormers within the terrace and neighbouring streets and therefore the principle of rear dormers in this location is established. The site is part of a group of terraces from numbers 74-80 Mill Lane, which are similar in terms of character and roof level. The dormer is of a similar size, scale, and detailed design as the rear dormers at numbers 74 and 80, and thus would be in keeping with existing development within this group. The materials include tiles to match the existing, and PVC windows, which are considered acceptable for use on the building given it matches the materiality of the existing building and the context of the wider area. The proposal is considered not to have a significant impact on the character of the host dwelling or the appearance of the surrounding area.

The installation of rooflights to the front roof slope are considered acceptable, as the rooflights will be of a suitable size and scale to read as subservient and will not harm the host building or wider area. There is also precedent for front rooflights at no. 80.

The proposal given its scale, and siting it is not considered to create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. No objections were received following statutory consultation. The planning history of the site has been 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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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-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



Daniel Pope
Chief Planning Officer