

Application ref: 2024/5474/P
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David Hughes
Tasker Lodge
Tasker Road
London
NW3 2YB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Tasker Lodge
Tasker Road
London
NW3 2YB

Proposal:
Erection of dormer window to rear

Drawing Nos: Location Plan 1:1250, Proposed Plans - Study & Roof Plan Rev F, Proposed Elevations Rev F, Existing Plans, Elevations and Sections, Proposed Sections Rev E, Proposed Plans - Ground & First Floor Rev E, Heritage 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:

Location Plan 1:1250, Proposed Plans - Study & Roof Plan Rev F, Proposed Elevations Rev F, Existing Plans, Elevations and Sections, Proposed Sections Rev E, Proposed Plans - Ground & First Floor Rev E, Heritage 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The proposed dormer shall be clad externally in lead as shown on drawing 'Proposed Elevations Rev F'. This shall be permanently retained as such thereafter.

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.

- 5 The existing boundary gates onto Tasker Road shall be retained and reinstated after refurbishment works to the boundary wall have been completed. These gates shall be permanently retained as such thereafter unless otherwise agreed in writing with the Planning Authority.

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 involves the erection of a dormer window to the rear roof slope. The site is a small end-of-terrace corner dwelling located on the western side of Tasker Road. The property is comprised of two-storeys and has a hipped roof. The property faces onto Twisden Road to the front, and there is an access road to the south side. The property is not listed but is located within the Parkhill and Upper Park Conservation Area.

The building currently has a small rooflight to the rear roof slope. It is proposed to replace this with a larger dormer window, the dormer would be level with the ridge height of the property and set in 3.0m from either end of the hipped roof and set back 0.3m from the eaves. The finished dormer would measure approximately 3.5m wide and 1.5m high. It would be finished in lead to match the existing dormer.

Although dormer windows are not readily supported in conservation areas it is noted that there is already a small dormer in this location. It is considered that the principle of a rear dormer in this location is established. The choice of lead cladding for the dormer will result in the impact being reduced and the appearance reflecting the type of material found in the wider conservation area. The proposal is considered to comply with the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011).

The rear dormer's location, materials, design and scale ensures that it does not appear as a dominant addition at roof level and due to its location on the end of a terrace on a rear roof slope is not readily viewable from the public realm. The design of the proposed dormer window is therefore not considered to be to the detriment of the character or appearance of the conservation area in this location.

The dormer window does not give rise to any overlooking concerns due to the fact that the internal cill height of the window has been raised to 1500mm to help reduce overlooking. The dormer is also angled slightly away from the rear elevation of the neighbouring properties and is set back from the eaves in order to also reduce the potential for direct overlooking. 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.

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

Parkhill CAAC originally objected to the application noting that there are concerns that the cill height should be raised on the dormer windows to avoid overlooking into neighbouring gardens and the dormer should be reduced in size to more reflect the existing dormer window and reduce impact on appearance from Tasker Road. It should also be clad in lead. Further points were raised regarding the internal refurbishment works, these works do not require planning permission and are therefore outside the remit of this application. Following these comments amended plans and details were received addressing all of the points raised showing a reduction in the dormer, increase in the cill height of the window and alterations of the external dormer material to lead. These details were shared with Parkhill CAAC who withdrew their objection.

The boundary wall of the property is also being repaired to match the appearance of the existing wall and as part of this work the original garden gates onto Tasker Road will be retained and replaced on site once completed.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also

accords with The London Plan 2021, the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011 and the National Planning Policy Framework 2024.

- 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.

5 Biodiversity Net Gain (BNG)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a householder application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer