

Mr W Pierson
PD Planning UK
21 Eskdale Gardens
Purley
Surrey
CR8 1ET

Application Ref: **2014/7797/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

11 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
74 Parkhill Road
London
NW3 2YT

Proposal: Extension to dormer and insertion of rooflight to rear extension.

Drawing Nos: Site Location Plan 001; 002; 03; 04; 05; 06; 07; 08;09; 10; 11; 12; 13; 14; 15;
16; 17; 18; Planning Statement by PD Planning dated December 2014

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 001; 002; 03; 04; 05; 06; 07; 08;09; 10; 11; 12; 13; 14; 15; 16; 17; 18; Planning Statement by PD Planning dated December 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The rooflight identified on drawing numbers 15 & 16 as being obscure glazed shall be installed as such and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The existing dormer to the rear extension would be extended along the length of the pitched roof to make the internal space more usable. The extension would not be visible from the public realm and would have a limited impact on the character and appearance of the host building and wider conservation area.

The proposed dormer, due to its size and location would have no impact on daylight or sunlight, or outlook, to the adjoining property. It would have no windows and no impact on privacy. A rooflight is also proposed, but this would be obscure glazed, which would be secured by condition.

The proposed dormer would be significantly wider than existing, but still only 800mm high. It would not be visible from the public realm and would have a limited impact on the character and appearance of the conservation area, particularly considering the eclectic design of the existing extension to the host building.

The neighbouring occupiers were consulted on the application. No objections have been received and the planning and appeal history of the site was taken into account in coming to this decision. 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 Listed Buildings and Conservation Areas Act

1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment