

Mr Donald Shearer
Donald Shearer Architects
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Timothy's Bridge Road
Stratford-upon-Avon
Warwickshire CV37 9NR

Application Ref: **2014/7749/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 5
41 Priory Road
London
NW6 4NS

Proposal:
Installation of dormer window to rear (west) roofslope and rooflights to front & side (east & south) roof slopes.

Drawing Nos:
1117-BA 100A,101,102,203,104,105,106,107,108,109,110,111,112,113,114,115,116.

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:

1117-BA-109,110,111,112,113,114,115,116.

Reason:

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

- 3 The window frames to the dormer and rooflights hereby approved 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The rear dormer extension would be set in from the side, set down from the main ridge and set up from the eaves of the dwelling therefore providing a subordinate addition which would not undermine the original character and appearance of the host building. The proposed conservation-style rooflights to the front and side roof slopes are of an appropriate scale and design which would sit centrally within the roof slope. Given the presence of a number of other dormer windows and rooflights within the street, the roof alterations would not be at odds with host building or the local character of the area. The proposed window frames within the dormer would be timber to match the existing fenestration of the host property. On the basis of its overall design, appearance and use of materials, the proposals are considered to preserve the character and appearance of the Priory Road conservation area.

The proposed development is not considered to significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. Whilst the development would create new windows these would not be located closer to neighbouring properties than the existing windows. Therefore it is not considered there would be significant harm.

No objections have been received, the site's planning history and appeal decisions have been taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013 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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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