

Mr Ian Baskerville
bask-eng
21 Wellington Road
St Albans
Herts
AL1 5NJ

Application Ref: **2014/6594/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

24 March 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5A Back Lane
London
NW3 1HL

Proposal:
Erection of two dormer windows to front pitched roof and five dormer windows to rear pitched roof.

Drawing Nos: Location Plan, Existing Front Elevation, Existing End Elevation, Existing Back Elevation, Existing North West End Elevation, Existing North East Elevation, Existing Section View, Proposed Floor Plan View, Proposed Front Elevation, Proposed End Elevation, Proposed Back Elevation, Proposed North West End Elevation, Proposed North East Elevation, Proposed Plan View Elevation, Proposed Section View through 5A Back Lane Roof, Proposed and Existing Floor Plan View Elevation

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 policy 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 Location Plan, Existing Front Elevation, Existing End Elevation, Existing Back Elevation, Existing North West End Elevation, Existing North East Elevation, Proposed Front Elevation, Proposed End Elevation, Proposed Back Elevation, Proposed North West End Elevation, Proposed North East Elevation, Proposed Plan View Elevation, Proposed Section View through 5A Back Lane Roof, Proposed and Existing Floor Plan View Elevation

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

Informative(s):

- 1 Reasons for granting permission.

The design and the materials of the proposed dormer windows on the front and rear pitched roofs would match the existing windows at lower level therefore the proposal would respect the characters and appearance of the existing building and the Hampstead Conservation Area. The size, position and alignment of the proposed dormer windows are appropriate. The proposal therefore complies with the Hampstead Conservation Area Statement. The design is acceptable and in general compliance with the advice in CPG1. There is existing wooden fence on the roof terrace which screens the rear dormer windows from the building opposite to reduce overlooking. The dormer windows at the front would be far away from the entrance of 5A and screened by the entrance gate. No. 7 Back Lane has habitable windows at the rear facing the front elevation of No. 5a however there is a brick wall and trees which screen the front dormer windows from the rear of No. 7. It is not considered that there would be unacceptable amenity impact upon No. 7 in terms of overlooking or loss of privacy. As a result it is not considered that the proposal would impact on residential amenity.

The planning history of the site has been taken into account when coming to this decision. One objection has been received and dutifully considered prior to making this decision.

Considerable importance and weight has been attached to the harm and 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011 (as amended 2015); 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 Noise and Licensing Enforcement Team, 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

