

Mr Andrew Lowe
Lowe Architecture
114 Tennyson Road
London
NW6 7SB

Application Ref: **2014/6627/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

25 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Heath Drive
London
NW3 7SN

Proposal: Erection of side dormer roof extension.

Drawing Nos: Site location plan, 9001 Rev PL01; 9002 Rev PL01; 1001 Rev SV01; 1000 Rev SV01; Design & 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 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, 9001 Rev PL01; 9002 Rev PL01; 1001 Rev SV01; 1000 Rev SV01; Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The dormer would generally align with windows below, be set down from the ridge and up from the eaves, in keeping with Camden design guidance. The dormer is small in size relative to, and positioned behind, the existing side dormer so as not to be visible from the street. While the dormer would make the roof face quite crowded, multiple dormers per roof face are a common feature of the area. The dormer would match a corresponding dormer on the attached semi-detached building. The dormer would be finished in zinc which is a traditional dormer material that would match the existing dormers on the building. For these reasons the proposal is considered to be in keeping with the appearance of the host building and the character of the Redington & Frogal Conservation Area.

The proposed window would be separated from the adjoining windows at No. 8 Heath Drive by approximately 18m, considered to be sufficient to ensure there would be no material loss of privacy. The small size of the dormer ensures it would not have an unacceptable impact on adjoining properties by way of overshadowing, loss of light or loss of outlook.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions 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, under s.72 of the Listed Buildings and Conservation Area 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 & 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. The proposal also accords with policies 7.4, 7.6 & 7.8 of the London Plan 2011 and paragraphs 14, 17, 56-68 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