

Mr Martin Moss  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2014/7031/P**  
Please ask for: **Gary Bakall**  
Telephone: 020 7974 **5618**

21 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Kingdon Road**  
**London**  
**NW6 1PH**

Proposal: Erection of 2 single storey ground floor rear extensions, 2 front dormer roof extensions, rear wraparound dormer roof extension and ground floor front bin store enclosure.

Drawing Nos: 1421\_P-001, 004, 005, 006, 007, 013, 010 rev07, 011 rev07 and 012 rev02

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 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: 1421\_P-001, 004, 005, 006, 007, 013, 010 rev07, 011 rev07 and 012 rev02.

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

- 4 The side (south) facing window on the rear dormer roof extension hereby approved shall be obscure glazed and fixed shut permanently thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The rear extensions and front dormer windows are not considered harmful to the character or appearance of the host building or the street scene given they are subordinate in scale and location to the host building and of an appropriate design by virtue of their height, depth and detailed design. The rear extensions and rear dormer window are not readily visible from the wider public realm. The rear extensions are in keeping with other extensions in the street and do not encroach overly into the existing garden area. The rear dormer window is of a wraparound construction not usually considered to be appropriate. However, the wider benefit of bringing existing sub-standard HMO accommodation up to Council standard and the dormers design to appear as two dormer windows, one in the rear roof slope and one in the outrigger wing, centrally located well below the ridge and above the eaves is considered, on balance, to overcome this design concern. The front dormer window matches the detailed design of the existing front dormer and the rest of the fenestration of the host building. The front dormer windows will match others in the street which is characterised by dormers of varying design. The rear extensions and front dormer windows comply with CPG1 guidelines.

The close boarded fence in the front garden to hide refuse bins is considered to be acceptable as it is typical of boundary treatments in the street.

It is considered that due to the special circumstances and constraints of this site and its need to meet Environmental Health standards that the proposed internal layout with a split of six non-self-contained units and six self-contained units is compliant with the use of the property as a House in Multiple Occupation and the enforcement notice dated 14th November 2001 requiring the property to be re-arranged as non-self-contained, bed-sitting accommodation. Any increase in the self-contained proportion may result in prosecution for breach of the enforcement notice.

The two proposed single storey rear extensions, front and rear dormer windows due to their size and location, would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook or privacy, light spill or added sense of enclosure. Notwithstanding, a condition is included requiring that the side facing rear dormer window remain obscure glazed to protect the privacy of adjoining properties.

34 Neighbours were consulted and the Council received no objections. The sites planning history was taken into consideration when coming to this decision.

The proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden's Local Development Framework Core Strategy, and policies DP9, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.4, 3.5, 7.4 and 7.6 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17 and 55-66 of the National 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment