

Mr Holger Hille
Zuhause
46 Regent Studios
8 Andrews Road
London
E8 4QN

Application Ref: **2015/1230/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

23 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Christchurch Hill
London
NW3 1JY

Proposal: Enlargement of front dormer roof extension and enlargement of rear ground floor level window.

Drawing Nos: 256/000; 001; 020; 022 Rev A; 050; 052 Rev F; 056; 057 Rev D; 060; 061 Rev F; 065; 066 Rev A; 070; 071 Rev E; 080 and Design and Access Statement 26/01/2015.

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. The windows hereby approved shall be timber framed.

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 256/000; 001; 020; 022 Rev A; 050; 052 Rev F; 056; 057 Rev D; 060; 061 Rev F; 065; 066 Rev A; 070; 071 Rev E; 080 and Design and Access Statement 26/01/2015.

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

Informative(s):

- 1 Reasons for granting permission.

The host building has a front roof dormer along with the majority of the buildings within the parade (Nos. 1 - 43 Christchurch Hill). The proposed enlarged front dormer would remain subservient within the front roof slope by maintaining a setback of more than 500mm above eaves level, below the ridgeline and from the parapet walls. Its height would be less than the dormer it would replace and the width would be subordinate and within the outer window frames of the fenestration below it. Two pairs of narrow one-over-one style windows are proposed to remain in keeping and subordinate to the windows below. The materials of the dormer would match those used in the roof and the windows would replicate those existing on the front elevation. Overall, the proposal would respect the character and appearance of the host building whilst being in character with the established precedent of dormers of this size within this row of buildings. The majority of buildings in this parade have front dormers much larger than the proposal. However, most of the larger dormers do not appear to have planning permission. The proposal is in keeping with the size of the most recent permission for a larger dormer (ref: 2011/5004/P). Therefore, in this context, the proposal is considered to preserve the character and appearance of the Hampstead Conservation Area and the enlarged dormer would not visually detract from the streetscene.

The enlarged window to the rear would be in keeping with the back elevation. The majority of the other buildings in the terrace have an original or altered rear window of a similar size and appearance.

Due to the nature and location of the proposal it would not cause any undue harm to neighbouring amenity by way of a loss of light, outlook, overbearing effect or overlooking.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received prior to making 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 proposed development 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, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 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