

Mrs Susie Rumbold
Tessuto Interiors Ltd
Unit 10
27 Ackmar Road
London
SW6 4UR

Application Ref: **2015/1779/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

27 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
76 Leverton Street
London
NW5 2NY

Proposal:
Variation of condition 3 (approved plans) of planning permission 2015/0112/P dated 17/03/2015 (for the erection of a single storey rear extension, mansard roof extension and alterations to fenestration), namely to install two front and two rear dormer windows to mansard.

Drawing Nos: Site Location Plan; 26LS-009; 26LS-010; 26LS-011; 26LS-012; 26LS-013; 26LS-014; 26LS-015; 76LS-001 (09.02.2014); 76LS-002 (09.02.2014); 76LS-003 (09.02.2014); 76LS-004 (09.02.2014); 76LS-005 (09.02.2014); 76LS-006 (09.02.2014); 76LS-007 (09.02.2014); 76LS-001 (25.03.2015); 76LS-002 (25.03.2015); 76LS-003 (25.03.2015); 76LS-004 (25.03.2015); 76LS-005 (25.03.2015); 76LS-006 (25.03.2015); 76LS-007 (25.03.2015)

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.

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; Site Location Plan; 26LS-009; 26LS-010; 26LS-011; 26LS-012; 26LS-013; 26LS-014; 26LS-015; 76LS-001 (09.02.2014); 76LS-002 (09.02.2014); 76LS-003 (09.02.2014); 76LS-004 (09.02.2014); 76LS-005 (09.02.2014); 76LS-006 (09.02.2014); 76LS-007 (09.02.2014); 76LS-001 (25.03.2015); 76LS-002 (25.03.2015); 76LS-003 (25.03.2015); 76LS-004 (25.03.2015); 76LS-005 (25.03.2015); 76LS-006 (25.03.2015); 76LS-007 (25.03.2015) .

Informative(s):

- 1 Reasons for granting permission.

Proposals seek to install two front and two rear dormer windows in the position of the four rooflights approved under planning application 2015/0112/P. It is acknowledged that in accordance with CPG1 guidance for securing high quality design, rooflights would be a more appropriate addition to the front and rear roofslopes than dormer windows. However, given the context of the site, in which there is an established pattern of similar dormers neighbouring the property, proposals are considered acceptable. In number, form, scale and pane size the dormer windows relate well to the front and rear elevations, and are positioned sympathetically so that they align with the windows below roof level. The proposed dormer windows are also of a size clearly subordinate to the windows below, and so would be in keeping with their setting within the terrace, and preserve and enhance the character and appearance of the Kentish Town Conservation Area more widely.

The proposed dormers are not considered to raise any amenity issues. Given the location of the works at roof level, it is considered that there would be limited opportunities for overlooking or loss of privacy, and the proposed dormer windows would not exacerbate the current level of overlooking which already occurs from the existing second floor windows. No outlook or sunlight/daylight issues are envisaged.

No objections have been received in the course of this application and the site's 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 section 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 details are 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 and 7.6 of the London Plan 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