

Mr Edward Grainge
Grainge Rider Ltd
82 Gilling court
Belsize grove
London
NW3 2JE

Application Ref: **2015/1279/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

29 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66C Twisden Road
London
NW5 1DN

Proposal:
Installation of 3 front rooflights, 2 rear rooflight, a rear dormer, and conversion of the loftspace into habitable accommodation. (Revised to include additional rear rooflight and a reduction in width of the proposed dormer)

Drawing Nos: 03_TR_PROP_02 REV B, 03_TR_PROP_01 REV A, Location Plan, Site Plan, Design and 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 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 03_TR_PROP_02 REV B, 03_TR_PROP_01 REV A, Location Plan, Site Plan, Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to install 3 front and 2 rear rooflights, install 1 rear dormer and convert the loftspace into habitable accommodation. The proposed alterations are considered to be subordinate to the host dwelling in terms of scale and siting and would have an acceptable impact upon the surrounding conservation area, and neighbouring amenities.

The development will have some negative impact in terms of creating additional bulk and mass on the existing roofscape. The application dwelling is sited in a row of terraced houses within the Dartmouth Park Conservation Area. There are multiple examples of rear dormers in the surrounding terrace such as No. 72, 60, 54 Twisden Road. These dormers take 2 forms, a few historical full width dormers and single sash window dormers more recently approved. It is considered that a single window rear dormer and the proposed rooflights (both to the front and rear) are an acceptable addition to the existing roofscape and would not be out of keeping with the character and appearance of the Dartmouth Park Conservation Area.

It is also considered that the proposed development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

One objection has been received and taken into account in the assessment of this application. The sites planning history and relevant appeal decisions were also 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 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 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