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Application Ref: **2015/2356/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

3 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**41 Lady Somerset Road**  
**London**  
**NW5 1TY**

Proposal:  
Loft conversion involving the installation of a rear dormer extension  
Drawing Nos: Location Map, Design and Access Statement, D\_15\_ST\_41LAD\_001 Rev D.

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

Location Map, Design and Access Statement, D\_15\_ST\_41LAD\_001 Rev D.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed dormer is considered a modest addition to the roof slope and not out of character with the 'ad hoc' roof level development on this side of Lady Somerset Road. The dormer would not dominate the roof slope, nor appear out of character with the surrounding area, and although there is an existing side dormer, the addition of a rear dormer would match number 39 Lady Somerset Road, which includes small side and rear dormers.

Although the dormer would not be 500mm from the eastern roof slope, the south side of Lady Somerset Road is characterised by a range of different roof level alterations, including large dormer and inset terraces. Given the property is not within a conservation area, that the dormer would be 525mm below the top of the roof and constructed from sympathetic materials. Overall, the dormer is considered acceptable at this location, outside of a conservation area.

The proposed dormer is not considered harmful to neighbours amenity; it does not result in any overlooking as the dormer is high in the roof slope and faces the rear garden. Due to its position in the roof slope, the dormer would not cause shadowing or loss of light to neighbouring properties.

One objection was received which has been taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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, consolidated with alterations since 2011; and paragraphs 14, 17, and 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