

Mr Brian O Reilly
Brian O Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2015/1738/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**3 Holly Lodge Gardens
London
N6 6AA**

Proposal:

Installation of 1 front dormer, 1 side dormer, 2 side dormers, and 2 rear roof lights
Drawing Nos: 322-103-P PLANNING/REV B, Design and Access Statement, 392-101-E/PLANNING, 392-100-E/PLANNING.

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: 322-103-P PLANNING/REV B, Design and Access Statement, 392-101-E/PLANNING, 392-100-E/PLANNING.

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 1 front dormer, 1 side dormer, 2 side dormers, and 2 rear roof light. It is considered that the proposed dormers and rooflights are in keeping with the character of the host building, the surrounding area, and the Holly Lodge Estate conservation area.

The development could have some negative impact in terms of adding additional bulk to the roof of the host building and for further increasing the feature of dormers in the surrounding roofscape.

However, the host dwelling is set back from the road side and the proposal is set at raised level, resulting in oblique public views from the roadside. Front dormers are a feature of the surrounding roofscape, with examples at Nos. 4, 5, 6, and 7 Holly Lodge Gardens. Although the host dwelling is of a slightly different design than the neighbouring dwellings, it is considered that pitching the roof of the proposed dormers would be more in keeping with the design of the host dwelling while upholding the existing pattern of front dormers.

The proposed side dormer would provide space for access stairs and given the bulk and mass of the proposed dormers, it is considered that the proposed alterations would not have a detrimental impact on neighbouring amenities.

An initial objection was received from the Holly Lodge CAAC however the application was subsequently revised and is adjudged to overcome these concerns. As a result, the objection from the Holly Lodge CAAC objection was subsequently withdrawn. No other objections were received prior to making this decision.

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 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