

Mr David Deadman
DJD Designs
37 Grovelands Close
Camberwell
London
SE5 8JN

Application Ref: **2015/2662/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Chalcot Gardens
London
NW3 4YB

Proposal:
Loft conversion involving front dormer window, side dormer window and rear dormer window with inset roof terrace
Drawing Nos: Site Location Plan at 1:1250; Block Plan at 1:500; A101; A102; A103; A104; A105; A106; A107; A108; A109; A110; A119

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 at 1:1250; Block Plan at 1:500; A101; A102; A103; A104; A105; A106; A107; A108; A109; A110; A119.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed dormer windows would be proportionate in size in relation to the respective roof slopes and they would be subordinate to the windows below on the host building. The siting of the proposed dormers is also appropriate so that the dormers would not cut through the roof ridge or the sloped edge of the hipped roof and they would not project into the roof line when viewed from below. The inset roof terrace at the rear would also be modest in size and the width of the terrace would be no wider than the dormer opening. The proposed building materials would complement the host building and the wider townscape and the proposal also allows for the retention of the chimneys on the side of the host building, which make a positive contribution to the street scene along Chalcot Gardens.

The proposed works would not cause a loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

Dormers would be placed on all three roof slopes, which represents a significant alteration to the original building; however, similar works have been undertaken at a number of properties in the same street and the proposed dormers and inset roof terrace are all relatively modest in scale, which mitigates the impact on the host building. Such works are not considered to harm the character or appearance of the host building, the street scene or the Eton Conservation Area.

No objections have been raised by neighbouring properties in relation to the works. Eton Conservation Area Advisory Committee (CAAC) originally objected to the loss of the chimneys; however, the plans have been revised to allow for the retention of the chimneys and the CAAC have therefore removed their objection. The application site's planning history and relevant appeal decisions were also taken

into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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

