

Mr Simon Hayward
Hayward Smart Architects
The Coach House
3a New Street
Shipston on Stour
Warwickshire
CV36 4EW

Application Ref: **2015/1994/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

23 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Compayne Gardens
London
NW6 3RY

Proposal: Erection of 2 x rear dormer roof extensions, installation of 8 x rooflights, alterations to roofs, and replacement of doors and windows.

Drawing Nos: 01; 02; 03A; 06A and Design and Access Statement (ref: 15/007) dated April 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 policies 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: 01; 02; 03A; 06A and Design and Access Statement (ref: 15/007) dated April 2015.

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

Informative(s):

- 1 Reasons for granting permission.

This application relates to a semi-detached building within the South Hampstead Conservation Area that is subject to an Article 4 Direction. The proposal includes a loft conversion to create additional living space for the second floor flat, with associated roof alterations, replacement windows and doors on all elevations and a replacement flat roof to a ground floor rear element.

The roof extensions and alterations would include 2 rear dormers (constructed of lead); conservation rooflights (2x front, 1x side and 1x rear) to be installed flush with the roof; 4 plateau flat roof lights and the existing asphalt roof would be replaced and raised (to provide an internal ceiling height of 2.3m) with a Sarnafil dark grey membrane. The majority of properties along both sides of Compayne Gardens have undertaken loft conversions with a combination of rooflights, dormers and inset balconies. The attached building at 48 Compayne Gardens has a large rear box dormer and rooflights on the rear, side and front elevations. While the proposed rear dormers would not conform with CPG1 (Design) in that they would not be set at least 500mm below the ridgeline, they would be acceptable in this instance due to the shallow height of the roof, given that they would follow the prevailing pattern of development and would be in line with the window openings on the rear elevation below. The main roof would be raised resulting in a raised ridge height to the rear (200mm above the adjacent rear ridgeline at 48). This would only be visible from long views to the rear and would not result in any harm to the appearance of the semi-detached pair as the height difference is minimal and would be obscured by the existing and proposed structures on the roof. The ridge height to the front would remain to conceal the remainder of the roof which slopes towards the rear. The introduction of two flat, conservation style, rooflights in the front roof face is considered to be acceptable as they are characteristic of the area and would not be readily visible from ground level. As such, the proposed changes at roof level would preserve the character and appearance of the South Hampstead Conservation Area.

The resulting internal floor area of the 4 bedroom flat would be in excess of the requirements of table 3.3 of London Plan and CPG2 (Housing). An adequate standard of living accommodation would be provided including a good layout and level of outlook from the habitable rooms.

All of the doors and windows on the building (except the front door) would be replaced. Fanlights would be reinstated above the second floor bay opening to match No. 48. The existing building contains a mixture of failing aluminium and UPVC casements and sashes. The remaining timber joinery is largely beyond repair. It is proposed to replace all joinery with new hardwood sliding sash windows with a painted finish. The proposed alterations are considered to enhance the character and appearance of the conservation area.

Due to the nature and location of the proposals, set comfortably within the existing building envelope, it is not considered that there would be any harm to neighbouring occupiers by way of a loss of light, outlook or due to overlooking.

No objections have been 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, CS6 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 3.5, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-68 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment