

Mr Mark Thompson
Spaced Out Ltd
Long House
46 Penton Street
London
N1 9QA

Application Ref: **2015/3110/P**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

5 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 D Ainger Road
London
NW3 3AH

Proposal:
Alterations at roof level to form double pitch roof within gable end wall and installation of dormer and openable access rooflight at rear and 3 rooflights to front, installation of new and replacement windows to side and rear elevations at 1st, 2nd and 3rd floor levels, and installation of new railing to existing rear terrace at 2nd floor level.

Drawing Nos: Site location plan; 14.182 100a; 101a; 102a; 105; 106a; 107b; 108; 109b;
Design & 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 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; 14.182 100a; 101a; 102a; 105; 106a; 107b; 108; 109b; Design & access statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed roof level alteration to form a double pitched, slate-covered roof within a new brick gable is considered to sit comfortably within the streetscene, as are the proposed rooflights to the front roof slope. Improved access to the existing roof level terrace on the rear wing will be provided by an openable rooflight which sits flush with the roof pitch and rear elevation, minimising its visual impact from the street. A dormer window is proposed on the reconfigured roof slope; this is three windows wide but is positioned sufficiently away from the roof ridge and party wall line (at least 500mm) to allow the roof form to be appreciated and to remain the dominant element. The proposed dormer will sit in the context of larger dormers within the adjacent terrace, and as such is not considered to be out of scale in this location.

New and replacement windows are appropriately scaled, detailed and positioned on the side and rear elevations, and materials are appropriate to each elevation. Replacement simple metal railings to the perimeter of the existing terraces will improve the building's appearance.

The terraces are existing so no additional amenity issues will arise from this aspect of the application. The position and height of the new dormer in relation to the neighbouring dwellings is not considered to create any unacceptable amenity impact.

Adjoining occupiers were consulted and a site notice displayed. 1 objection was

received prior to making this decision with concerns regarding the impact on the roofline and loss of privacy to a garden. The proposed alteration to the roofline is not considered harmful within the streetscene; the end of terrace building to the other side of Oppidans Road terminates in this way. The proposal is not considered to create significantly increased or unacceptable overlooking issues; the garden is overlooked by existing 2nd floor and 3rd floor terraces at no. 46 and by the terraces and windows of the neighbouring buildings to the other side. The proposed alterations at roof level to form a new dormer relate to an existing rather than new flat so there will be no intensification of use. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 2011; and paragraphs 14, 17, 56-66 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

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

Ed Watson
Director of Culture & Environment