

Miss Megan Walden-Jones
Gpad ltd
Unit1
9a Dallington Street
London
EC1V 0BQ

Application Ref: **2015/1346/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
18 Wedderburn Road
London
NW3 5QG

Proposal:

Loft conversion into 1 x 3 bed self contained flat (Class C3) including installation of 3 x dormers to the rear and side roof slope, installation of 2 x roof lights, a rear terrace and a roof terrace.

Drawing Nos: 476-PA.14 rev.A, 476-PA.16 rev.A, 476-PA.20 rev.A, 476-PA.15 rev.A, 476-PA.19 rev.A, 476-PA.21 rev.A, 476-PA.05, 476-PA.01, 476-PA.03, 476-PA.02, 476-PA.04, 476-PA.06, 476-PA.07, 476-PA.08, 476-PA.09, 476-PA.10, 476-PA.11, 476-PA.12, 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 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:

476-PA.14 rev.A, 476-PA.16 rev.A, 476-PA.20 rev.A, 476-PA.15 rev.A, 476-PA.19 rev.A, 476-PA.21 rev.A, 476-PA.05, 476-PA.01, 476-PA.03, 476-PA.02, 476-PA.04, 476-PA.06, 476-PA.07, 476-PA.08, 476-PA.09, 476-PA.10, 476-PA.11, 476-PA.12, Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks planning permission for a loft conversion into 1 x 3 bed self contained flat (Class C3) including installation of 3 x dormers to the rear and side roof slope, installation of 2 x roof lights, a rear terrace and a roof terrace.

The flat would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

CPG1 states that roof extensions are likely to be unacceptable where a roof line is largely unimpaired by alterations or extensions. The application property is a detached building set within a street where the roof line has been largely altered incorporating dormer windows and terraces. The proposed dormer windows would be set down as far as practicable from the ridge and set in from the roof margins. This reduces its prominence. The new glazed enclosure over the stairs to access the roof terrace would only be visible from distant views.

In addition, there are several examples of roof lights in the street and would therefore not appear out of character and appearance with the surrounding area.

The proposed black painted metal railings surrounding the terrace to the rear of the

property are considered to be sympathetic to the style and age of the building and would not have any detrimental effect on the character or appearance of the building.

The neighbouring property (no. 20) also has simple black metal railings around the perimeter of the roof (although it is not used as a roof terrace) as does no.16. As such, it is considered that the proposed dormer windows would not appear as a prominent addition and would preserve and enhance the character and appearance of the Fitzjohns Netherhall Conservation Area. The alterations to fenestration on the rear elevation would be in keeping with the existing building and terrace in terms of design and materials.

The rear terrace has been reduced in size and would therefore be set in from the side boundary. The proposed windows would not result in harmful overlooking to neighbouring properties. As such, the extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The planning and appeal history of the site were taken into account when coming to this decision. 32 neighbouring occupiers were consulted on the application. Two objections were received prior to making this decision and taken into consideration.

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.

A section 106 agreement has been entered into for car-free housing. The applicant has not identified any area for cycle storage. Due to the site constraints with the proposed flat in the loft space, cycle storage cannot be provided and in this case, cannot justify the refusal of planning permission.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 3.8, 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 50, 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.

- 4 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

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

