

Mr Patrick Tay
Chrome Architecture Limited
68 Queensmill Road
London
SW6 6JS

Application Ref: **2015/3505/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Top Floor Flat
98 Haverstock Hill
London
NW3 2BD

Proposal:
Proposed alterations to the rear roof slope to provide a dormer roof extension with terrace.

Drawing Nos: 1503 - PL101; 1503 - PL103; 1503 - PL105; 1503 - PL106 dated May 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 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

1503 - PL101; 1503 - PL103; 1503 - PL105; 1503 - PL106 dated May 2015.

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

- 4 Notwithstanding the hereby approved plans, details of the balustrade to the rear terrace shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and thereafter maintained as such.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed dormer and terrace is considered a modest addition to the roof slope and not out of character with the 'ad hoc' roof level development on this side of Haverstock Hill. The host property is part of a set of four buildings of similar style. The adjacent properties at 94, 96 and 100 Haverstock Hill all contain recessed dormers with terraces of the same size and depth. Although the dormer would not be 500mm from the ridge of the existing roof, the existing small dormer window is also set at the same height.

The proposed dormer and roof terrace is not considered to result in loss of privacy or sunlight to neighbouring properties. The dormer and roof terrace would not increase overlooking beyond the existing situation given there are already windows at high level which face the rear. The proposed terrace is set back into the roof slope and away from adjacent property. Due to the recessed position the dormer would not cause shadowing or loss of light. Therefore, the proposed dormer and terrace would not be considered harmful to the character of appearance of the host building, streetscene or the Parkhill Conservation Area.

One letter of support was received and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 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 You are advised in regard to condition 4, the use of a glass balustrade is not acceptable. Details to be provided shall include the provision of a metal balustrade with a black finish.

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

