

Miss Shelley White
Absolute Lofts SW London Ltd
18 Lancelot Road
Ilford Essex
IG6 3BE
United Kingdom

Application Ref: **2015/3816/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Westbere Road
London
NW2 3SR

Proposal:
Loft conversion including side and rear dormers, 2 rooflights to front roofslope and one to rear roofslope.

Drawing Nos: OS map, Design and Access Statement, AL_JUN15_26A WES_01 Rev F.

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:

OS map, Design and Access Statement, AL_JUN15_26A WES_01 Rev F.

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

- 4 The proposed side dormer window shall be obscure glazed and maintained in in perpetuity.

Reason: To safeguard neighbours amenity in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed side dormer is considered a modest addition to the roofslope and not out of character with roof level dormer development on this side of Westbere Road. The dormer would not dominate the roofslope, nor appear out of character with the surrounding area, and although a rear dormer is also proposed, side and rear dormer development is consistent with numbers 20, 28 and 30 Westbere Road to the west of the site.

Although the rear dormer would not be 500mm from the western roofslope, the dormer is in the rear roofslope and not visible from the public realm. Given the property is not within a conservation area, that the dormer would be 600mm below the top of the roof and constructed from sympathetic materials the design is considered acceptable at this location.

The proposed dormers are not considered harmful to neighbours amenity; the rear dormer does not result in any overlooking as it is high in the roofslope and faces the rear garden and the side dormer shall be opaque glazed to prevent overlooking (secured by condition). Due to the position in the roofslope, the dormers would not cause shadowing or loss of light to neighbouring properties.

No objections were received in relation to this proposal. 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 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 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.

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