

Mr. Alexander Martin  
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22-24 Kingsford Street  
London  
NW5 4JT

Application Ref: **2015/2952/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

15 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**21 Carlingford Road**  
**London**  
**NW3 1RY**

Proposal:  
Replacement of existing front and rear dormer extensions with new wider dormer windows.  
Widening of rear roof terrace.

Drawing Nos: 135(E)01 A, 133(AP)01 B, 133(AP)02 B, 133(AP)03 B, 135(AP)04 A, 133(AP)05, 133(AP)06 and design and access statement received 26/05/2015.

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: 135(E)01 A, 133(AP)01 B, 133(AP)02 B, 133(AP)03 B, 135(AP)04 A, 133(AP)05, 133(AP)06 and design and access statement received 26/05/2015.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed front dormer is considered to be an appropriate design, and in terms of scale and form is smaller than other existing dormers along the street. Due to the detailed design it is considered to be a sensitive addition to the host building. The dormer features four white, timber casement windows which would ensure the development is appropriate in design terms. To the rear, the height and position of the dormer extension will remain the same, albeit slightly wider, with the dormer and terrace set well back from the party wall, roof ridge and roof lip ensuring the dormer would still appear as a subordinate addition to the host property.

The proposals seek to enlarge existing dormers to the front and rear roofslope. They are not considered to cause any additional harm to the amenity of surrounding neighbours in terms of daylight, sunlight or overlooking. The roof terrace to the rear would be made wider. Given the distance to neighbouring windows is not considered that the enlarged dormers or terrace would result in a loss of privacy or noise nuisance more significant than the current situation.

Although the existing roofscape in Carlingford Road is characterised by a variety of wide front and rear dormers, the majority are historic and have been identified as negative elements that harm the character and appearance of the Conservation Area. The original proposal has been revised since submission as the front dormer was considered overly large and out of character with the host property due to inappropriate materials. The proposed materials to the rear dormer were revised so that the development would have a more traditional appearance, sympathetic to the host building. Given the prevalence of wide dormers in the street, the proposed dormers are considered to be acceptable in terms of their scale.

Two letters of support and one letter of objection have been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area 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. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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 and 7.6 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 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.
- 3 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).

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