

Ms Emma Gloag
Emma Gloag Architect
Flat 2 20 Hampstead Hill Gardens
NW3 2PL
London

Application Ref: **2015/4129/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 September 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Sandwell Crescent
London
NW6 1PB

Proposal:
Erection of rear dormer window.
Drawing Nos: 100, 104, 105, 111, 121, 221, 204, 205, 211, site location plan dated 13 July 2015 and design and access statement dated 20/07/2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 100, 104, 105, 111, 121, 221, 204, 205, 211, site location plan dated 13 July 2015 and design and access statement dated 20/07/2015.

Reason:

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

Informatives:

- 1 Reasons for granting permission:

The proposal to replace the existing rear dormer with a new wider dormer is considered acceptable by virtue of its detailed design, position, size and materials. The proposed dormer would be in the same location as the existing, and would measure 2.33m wide (an increase of 89cm). The proposed dormer would remain well set back from the roof eaves, set down from the roof ridge by 0.5m and 1.0m from the party wall with no.4. The window would feature white timber framed windows which would match the appearance of the existing ensuring the development is in keeping with the host property. The dormer window is considered to read as a subordinate addition to the host building and would not be visible from public vantage points, with visibility restricted to private views from the rear of neighbouring properties. There are also a number of dormer extensions to the rear of surrounding properties of varying shapes and sizes. Overall the proposal is not considered to result in harm the character or appearance of the host property or wider conservation area.

As the proposed dormer window would replace an existing dormer in the same location, the proposal is not considered to raise any additional concerns regarding the impact on neighbouring amenity in terms of loss of daylight, privacy or outlook.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site has been 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.

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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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