

Mr Paul Cramphorn
Detailed Planning Ltd
Orchard House
Mutton Lane
Potters Bar
Hertfordshire
EN6 3AX

Application Ref: **2015/2940/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

23 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
362 Finchley Road
London
NW3 7AJ

Proposal: Enlargement of existing rear dormer and formation of 2 no. Juliet balconies

Drawing Nos: 862S_FUL_SH1 Revision C; 862S_FUL_SH2 Revision C; 862S_FUL_SH3
Revision C; 862S_FUL_SH4 Revision D; 862S_FUL_SH5 Revision D; 862S_FUL_SH6
Revision D

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 862S_FUL_SH1 Revision C; 862S_FUL_SH2 Revision C; 862S_FUL_SH3 Revision C; 862S_FUL_SH4 Revision D; 862S_FUL_SH5 Revision D; 862S_FUL_SH6 Revision D.

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

Informative(s):

- 1 Reasons for granting permission

The resultant dormer would be proportionate in size in relation to the roof slope and it would not be visible in the public realm because it would be sited at the rear and the application site is well screened by mature vegetation. The increase in height of the dormer from 1.5 metres to 2 metres would mean the dormer would no longer match the attached neighbour's dormer (No. 360) in terms of size, which would unbalance the existing symmetry between the two dwellings. However, the top edge of the dormer would still align with the top edge of the neighbour's dormer and given that the works are to the rear of the host building, the impact is not considered to be so severe as to warrant a refusal of the application on this basis. The bottom edge of the dormer would be within 400mm of the eaves of the roof, whereas normally a gap of 500mm is required; however, from a structural point of view, the applicant has confirmed that it is better to align the dormer wall with the load bearing wall below. For this reason, the smaller gap is considered to be acceptable in this case. Revised plans have been submitted during the course of the application and the proposed fenestration on the dormer now relates better to the fenestration on the lower floors of the host building and the window to wall ratio on the dormer itself is improved. The proposed balconies would be Juliet-style balconies which would not protrude outwards from the front elevation of the dormer.

The proposal would not cause undue harm to the neighbouring properties in terms of overlooking or loss of sunlight/daylight.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 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