

Mr Robert Hirschfield
Robert Hirschfield Architects
10-12 Perrins Court
London
NW3 1QS

Application Ref: **2015/3126/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flats 11&12
25-31 Adamson Road
London
NW3 3HT

Proposal:
The enlargement of two rear dormers and the installation of 1 front rooflight (revised)

Drawing Nos: 010, 100 Rev A, 200 Rev A, 201 Rev A, EX_100, EX_200, EX_201,

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: 010, 100 Rev A, 200 Rev A, 201 Rev A, EX_100, EX_200, EX_201.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

It is considered that the proposed enlargement of two rear dormers and installation of 1 front rooflight would be appropriate additions to the host building and would not be out of character with the Belsize Park Conservation Area.

The proposed front rooflight would be of an appropriate design and size and would complement an existing front rooflight on the other side of the building. The proposed two rear dormers would be an enlargement of existing rear dormers increasing their width by approximately 0.5 metres. The proposed dormers would still respect the dimensions of the corresponding lower floor windows hence it is considered that the proposed development would not be out of keeping with the host building or represent harm to the Belsize Park Conservation Area. The additional front lightwell would actually improve the symmetry of the existing building.

Given the nature of the proposed development, it is not considered that the proposed alterations would not have a detrimental impact on neighbouring amenities.

1 letters of objection and 1 neighbour's comment has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

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.

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 -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