

Mr Rizwan Wahid
13c Eton Road
London
NW3 4SS

Application Ref: **2015/5239/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

14 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13C Eton Road
London
NW3 4SS

Proposal:
Alterations at roof level including installation of dormer with terrace in side roofslope and 2 x rooflights on front and 2 x rooflights on rear roofslope.

Drawing Nos: Site location plan; Existing Front elevation; Existing rear elevation; Existing side elevation; Existing roof plan; Proposed roof plan; Proposed section

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:

Site location plan; Existing Front elevation; Existing rear elevation; Existing side elevation; Existing roof plan; Proposed roof plan; Proposed section

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The application, for one dormer with terrace to the side roofslope and four rooflights (two on front, two on rear) was revised from the original proposal of a side and rear dormer with two rooflights on the front. The revisions are considered a more understated proposal, and therefore appropriate for a conservation area. The proposed works would also mirror the adjoining building at no 14 Eton Road, which had identical works granted via application ref 2013/0134/P (on 13/03/2013) thereby bringing a sense of balance.

The roofscape of the immediate area surrounding includes a number of dormers both on the front, rear and side elevation. In this context of the addition of the proposed side dormer window which is set down from the ridge and back from the front elevation would not appear out of keeping. Therefore, although the proposed dormer will be partially visible from street level, it is not considered a prominent addition, and can be considered subordinate to the host building, and therefore compliant with Camden's guidance.

The dormer and rooflights are believed to be a minor addition, and due to their size and location, will not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Due to the obscurely glazed windows on the side elevation of 12 Eton Road, the development won't cause any overlooking or loss of privacy, and would therefore not harm the amenity of the adjoining buildings.

No objections have been received. The sites planning history and relevant appeal decisions 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.

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, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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

