

Mr John Domenech  
Discount Plans Ltd  
Suite 114  
49 High Street  
EN5 5UW  
United Kingdom

Application Ref: **2015/3386/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

8 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 Savernake Road**  
**London**  
**NW3 2JP**

Proposal:  
Installation of dormer window in rear roofslope and 2 rooflights to front roofslope  
Drawing Nos: DPL.99., DPL.01. Revision A, DPL.02. Revision A, DPL.03. Revision A,  
DPL.05. Revision A, DPL.06. Revision A, DPL.07. Revision A, DPL.08. Revision A,  
DPL.09. Revision A, DPL.10. Revision A, DPL.11. Revision A, DPL.12. Revision A and  
DPL.13. Revision A.

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:

DPL.99., DPL.01. Revision A, DPL.02. Revision A, DPL.03. Revision A, DPL.05. Revision A, DPL.06. Revision A, DPL.07. Revision A, DPL.08. Revision A, DPL.09. Revision A, DPL.10. Revision A, DPL.11. Revision A, DPL.12. Revision A and DPL.13. Revision A.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer is not out of character with the other roof level development on this side of Savernake Road. The dormer would not dominate the roofslope, nor appear out of character with the surrounding area and shall be constructed from materials sympathetic to the conservation area (lead with timber framed windows). The front rooflights shall be high within the roofslope and not overly visible from street level.

Although the dormer would not be 500mm from the roof ridge, the north side of Savernake Road is characterised by a range of different roof level alterations, including large dormers and inset terraces. Given the dormer would be 500mm from the sides and lower eaves of the roofslope and constructed from sympathetic materials, overall, the dormer is considered acceptable at this location.

The proposed dormer is not considered harmful to neighbours amenity; it does not result in any overlooking as the dormer is high in the roofslope and faces the rear garden. Due to its position in the roofslope, the dormer would not cause shadowing or loss of light to neighbouring properties. No overlooking would be possible from the rooflights due to their height and the distance to neighbouring windows.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Planning (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 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