

Mr Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2016/0467/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

26 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Brookfield Park**  
**London**  
**NW5 1ER**

Proposal:  
Alterations to roof, including lengthening of ridgeline; new front dormer window; new side dormer window; enlargement of existing rear dormer window; 2x replacement rooflights, increase in height of existing chimney; reinstatement of lost chimney; replacement of concrete roof tiles with clay roof tiles

Drawing Nos: 411-100-E; 411-101-E; 411-102-E; 411-103-E; 411-104-E; 411-105-E Rev. A; 411-201-E; 411-202-E; 411-203-E; 411-301-E; 411-101-P; 411-102-P; 411-103-P Rev. C; 411-104-P Rev. B; 411-105-P Rev. B; 411-201-P3 Rev. B; 411-202-P3 Rev. C; 411-203-P3 Rev. C; 411-301P Rev. B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 411-100-E; 411-101-E; 411-102-E; 411-103-E; 411-104-E; 411-105-E Rev. A; 411-201-E; 411-202-E; 411-203-E; 411-301-E; 411-101-P; 411-102-P; 411-103-P Rev. C; 411-104-P Rev. B; 411-105-P Rev. B; 411-201-P3 Rev. B; 411-202-P3 Rev. C; 411-203-P3 Rev. C; 411-301P Rev. B.

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

- 3 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.

- 4 The side-facing windows in the dormer to serve the bathroom and landing area shall be obscurely glazed (as per drawing no. 411-203-P3 rev. C) and non-openable below a height of 1.7m. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission

The proposed front dormer window would match the existing front dormer window at No. 14 and would thereby restore a sense of symmetry to the front of the building at roof level, which is welcomed.

The plans have been revised during the course of the application to reduce the overall scale of the proposed works. The proposed side dormer window would be similar in appearance to the side-facing dormer at No. 18. Although the dormer would only be set down from the ridgeline by 200mm, it is not considered that it would appear overly prominent, because it would be set back nearly 4 metres from the front edge of the roof and it would be partially screened by the reinstated chimney.

The enlarged rear dormer would not extend further than the chimney stack and it would extend solely from the rear roof slope. Although it would be larger and it would not be set down from the ridgeline (in order to give a consistent ceiling height in the attic room), the resultant dormer would still appear as a small projection on the roof surface. Furthermore, nearly all of the properties on the north-eastern side of Brookfield Park have extended at the rear at roof level, which has resulted in a mixed roofscape at the rear.

Extending the main ridgeline by 1 metre to the rear would increase the pitch of the rear roof slope; however, it is not considered that the resultant roof pitch would appear overly steep or at odds with the attached neighbouring property, No. 14, and this alteration to the property would not be discernible from the front of the property.

The two replacement rooflights on the front projecting gable roof would be subordinate in size and number and they would be fitted flush with the roof slope which is considered to be acceptable.

The increase in height of the chimney at the rear is considered to be acceptable and so is the reinstatement of the lost chimney on the side of the host building as they will relate well to the character and appearance of the building. Replacing the existing concrete tiles with clay tiles is also considered to be acceptable insofar as the use of natural materials is encouraged in conservation areas.

It is not considered that the proposal would impact harmfully on the visual and residential amenities of nearby and neighbouring properties. Any overlooking from new or replacement windows is unlikely to be significantly worse than the existing situation and the windows in the side dormer would be obscurely glazed, to prevent overlooking towards the neighbouring garden. It is not considered that the enlarged rear dormer would be overbearing or cause undue loss of light or outlook to No. 14, particularly because the size has been reduced during the course of the application.

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.

Considerable importance and weight has been attached to the harm 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.

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 2015; and the provisions

of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

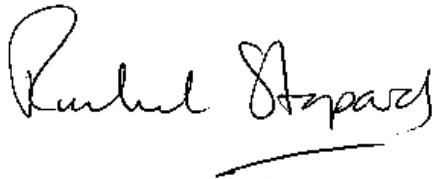
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities