

Miss Petra Osenk
Petra Osenk
26 Huber House
Manciple Street
London
SE1 4DN

Application Ref: **2016/0766/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

9 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Tasker Road
London
NW3 2YR

Proposal:
Erection of new dormer to side elevation and extension of existing rear dormer
Drawing Nos: TA-01 (Location), TA-02 (Plans as Existing), TA-03 revision A (Third Floor & Roof), TA-04 (Elevations as Existing), TA-05 revision B (Elevations as Proposed), TA-06 (Section through new Dormer).

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 the natural slates and timber windows of the existing building.

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: TA-01 (Location), TA-02 (Plans as Existing), TA-03 revision A (Third Floor & Roof), TA-04 (Elevations as Existing), TA-05 revision B (Elevations as Proposed), TA-06 (Section through new Dormer).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes a single dormer to the side roof slope to form a pair with the existing side dormer, and an extension in width to the existing rear box dormer of 0.5m. The proposed new dormer and extended dormer would be constructed in traditional slate and timber to match the original materials of the building.

The hipped roof form is shallow, and the size of the rear dormer as existing is contrary to Camden Planning Guidance 1 (Design), however there are material reasons why a departure from policy is acceptable in this instance. The rear dormer would be commensurate in size with the rear dormers at both Nos. 1 and 2 Tasker Road, and retains a gap of 0.5m to the party wall. The side dormer is of an appropriate width, would be 0.5m from the hipped ridge, and would form a visually balanced pair with the existing single dormer, and the replacement of inappropriate windows with timber sash units in the rear dormer would be an improvement. The existing roofscape is characterised by dormers, and as such, the development would not result in detrimental harm to the character or appearance of the conservation area.

The proposed new dormer and extended dormer would not cause material harm to adjoining occupiers in terms of privacy, daylight, sunlight, and would not introduce overlooking.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies DP24, DP25 and DP26 and the London Borough of Camden Local Development Framework Development Policies and the London Plan 2016; 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).

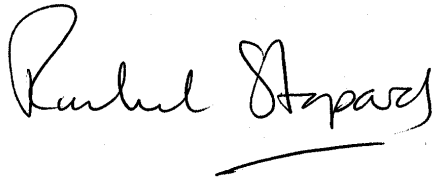
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Supporting Communities