

Mr CHRIS ARNAOUTI
ca(uk)ltd
2 ST YON COURT
COLNEY HEATH LANE
ST ALBANS
AL4 0TR

Application Ref: **2016/2029/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Lupton Street
LONDON
NW5 2JA

Proposal: Enlargement to the width of the existing rear dormer

Drawing Nos: DESIGN & ACCESS STATEMENT, SITE LOCATION PLAN, MAL 7.0 LOC,
MAL 7.1 EXG, MAL 7.2 Rev A PRO.

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 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:

DESIGN & ACCESS STATEMENT, SITE LOCATION PLAN, MAL 7.0 LOC, MAL 7.1 EXG, MAL 7.2 Rev A PRO.

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

Informative(s):

- 1 Reason for granting permission.

The existing dormer would be extended in width but is considered to remain subservient and modest to the roof slope. The resulting dormer would be setback from the eaves by 600mm, from the side walls by 500mm and below the ridge by 750mm which is in compliance with CPG1 (Design), which requires a minimum setback of 500mm. The materials include matching charcoal slates which is acceptable. The rear dormer would not be visible from the public realm and would have a limited impact on the character and appearance of the area, which is not within a designated conservation area.

The proposed dormer, due to its size and location would not have any significant impact on daylight or sunlight, or outlook to the adjoining properties and it would not impact on privacy through overlooking.

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.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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 2016; and paragraphs 14, 17 and 56 -66 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).

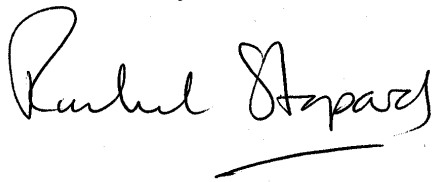
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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