

Mr Sebastian Camisuli  
Martins Camisuli Architects  
Unit1, 2a Oakford road  
London  
NW5 1AH

Application Ref: **2016/1521/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

25 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**12 Ospringle Road**  
**London**  
**NW5 2JE**

Proposal:

Replacement and enlargement of 1 x dormer window and 2 x rooflights to front elevation and replacement of 2 x dormer windows to rear roof slope with 1 x enlarged dormer.

Drawing Nos: MC/137(01)\_01, MC/137(01)\_02, MC/137(01)\_03, MC/137(01)\_04, MC/137(01)\_05, MC/137(02)\_01 Rev.B, MC/137(02)\_02 Rev.A, MC/137(02)\_03 Rev.A, MC/137(02)\_04 Rev.B, MC/137(02)\_05 Rev.A and Design Statement dated 17th March 2016.

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: MC/137(01)\_01, MC/137(01)\_02, MC/137(01)\_03, MC/137(01)\_04, MC/137(01)\_05, MC/137(02)\_01 Rev.B, MC/137(02)\_02 Rev.A, MC/137(02)\_03 Rev.A, MC/137(02)\_04 Rev.B, MC/137(02)\_05 Rev.A and Design Statement dated 17th March 2016.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed dormer window to the front elevation would only be marginally larger than the existing, and its positioning would be more in line with the existing fenestration pattern of the windows on the floors below. It would feature white timber framed sash windows which would match similar dormers to surrounding properties. The new rooflights would be of a similar size to the existing, set further up and fitted flush with the roof slope, and would therefore be less visible from ground level.

To the rear, the new larger dormer would help to unify the appearance of the rear roof slope, which is currently characterised by two dormer windows and two rooflights of different sizes and positions. The proposed dormer has been set in by 700mm from the roof ridge, eaves and party wall with no.14, in accordance with Camden's planning guidance which recommends a minimum offset of 500mm. The original proposals were revised to increase the set back by a further 200mm on all sides to reduce the overall size and bulk of the dormer. Although the dormer has not been set in 500mm from the party wall with no.10, this is due to the constraints of the existing internal staircase. However, as the dormer would replace an existing dormer window which sits flush to this party wall and further down the roofslope, the proposal is considered to be an improvement on the current situation. The dormer would be clad in slate tiles and zinc to match the existing with aluminium framed windows.

Both front and rear dormers are a characteristic feature of most properties on Ospringe Road. There is no uniformity in terms of size, position or design of

dormer, and the proposals are therefore not considered to cause harm to the character and appearance of either the host building or the wider streetscene.

Due to the location and nature of the works, and the fact that the proposed dormers are replacing existing dormer windows, the proposals are not considered to cause harm to neighbouring amenity in terms of a loss of outlook, privacy or daylight.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 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.

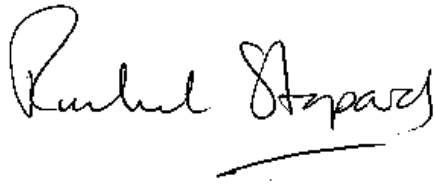
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities