

Mr Bryan Connor
Bryan Connor Associates Limited
The Cottage
2 Trearon Avenue
London
N8 9EY

Application Ref: **2016/1694/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

27 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Churchill Road
London
NW5 1AN

Proposal: Erection of 2 dormers to rear roofslope, 3 rooflights to front roofslope and replacement of front, rear and side elevation uPVC windows with timber windows.

Drawing Nos: Site Location Plan (Ref. SK 01); 1607-01; 1607-02; 1607-03; and Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; Site Location Plan (Ref. SK 01); 1607-01; 1607-02; 1607-03; and Design and Access Statement.

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

Informatives:

- 1 Reasons for granting permission.

The proposed two rear dormers and three front rooflights are acceptable in terms of their proportions and positioning and respect the character and appearance of the host building and its setting within the Dartmouth Park Conservation Area. The proposed dormers are appropriate in terms of their form and scale, and in line with CPG1 Design guidance set over 0.5m (precisely 0.8m) below the roof ridge. Slightly contravening CPG1 Design guidance, however, the dormers are only at a distance of 0.4m from the lower lip of the roof, 0.1 less than recommended by policy, but as this is a negligible difference and the dormers would not appear more prominent as a result their positioning is still acceptable. The proposed dormers would also sit centrally within the rear roofslope and so are appropriate in terms of their location.

With regards to their detailed design the proposed dormers would mimic the existing first floor windows below them, featuring a complementary fenestration pattern - in number, form, scale and pane size - and so would read entirely cohesively with the existing rear elevation. Containing timber windows and constructed from lead dressed roofs and cheeks the proposed dormers also employ materials suitable for their setting within the Dartmouth Park Conservation Area.

Given their position at the rear of the property on a shallow roofslope the proposed dormers would not be visible in views from the public realm nor in oblique views from neighbouring properties so would have very limited visual impact on their setting. Similarly the proposed rooflights are modest in scale and form and would form an unobtrusive, minor addition to the front roofslope. The principle of inserting three rooflights to the front roofslope is acceptable as it closely follows the similar installation of three rooflights next door at 15 Churchill Road. Positioned close to the bottom of the front roofslope on a shallow roofslope, and largely obscured by the fronting parapet wall, the rooflights would be largely out of view from the public

realm and so would have no negative bearing on the host building or wider conservation area.

Proposals to replace the existing uPVC windows with timber windows to the front, rear and side elevations are also deemed acceptable. Proposals would be an improvement on the existing condition, resulting in the introduction of a higher quality window material more suitable to the conservation area. The timber windows proposed would have an improved external appearance to the existing uPVC windows with slimmer frames and glazing bars, and would have the same relationship with their reveals and thereby accord with CPG1 Design guidance. The proposed windows by virtue of being true sashes would also have a higher quality detailed design. As such this aspect of proposals is seen to contribute positively to the character and appearance of the host building, street scene, and wider Dartmouth Park Conservation Area.

The replacement of windows to the front, rear and side elevations would have no impact on the amenity of adjoining properties as there is no change to the size or position of the window openings. Due to the considered size and location of the proposed dormers and rooflights, this aspect of development would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy either. Whilst the development would create new windows these would not be closer than the relationship experienced by existing windows, and therefore any detrimental harm caused would be limited and not significant.

No objections were received prior to making this decision, and one comment from the Dartmouth Park CAAC stating that they had no objection to proposals was received. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are 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 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

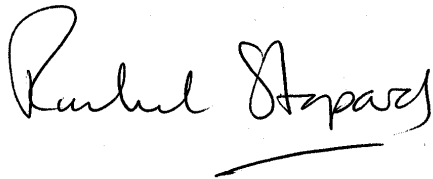
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-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

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

Rachel Stopard
Director of Supporting Communities