

Mr Yiannis Pareas
Yiannis Pareas Chartered Architects
82 Mill Lane
West Hampstead,
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NW6 1NL

Application Ref: **2016/0972/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

11 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Gladys Road
London
NW6 2PU

Proposal:

Conversion of the existing loft space into a habitable room, following the enlargement of the existing rear dormer extension, installation of full width sliding door, installation of new obscured glazing with screening to rear elevation and installation of 2 x velux windows to the front elevation.

Drawing Nos: 643/100, 643/1, 643/2, 643/3, 643/4, REV643/6 REVA, 643/5 REVB, 643/6 REVB, 643/7 REVA, 643/8 and Design and Access Statement.

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 643/100, 643/1, 643/2, 643/3, 643/4, REV643/6 REVA, 643/5 REVB, 643/6 REVB, 643/7 REVA, 643/8 and Design and Access Statement.

Reason:

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on rear elevation prior to commencement of use of the roof terrace and shall be permanently retained.

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 Planning permission was allowed on appeal for the existing dormer extension with terrace in 1997 (PW9702408).

The proposed rear dormer was revised following officer's comments and the window would be similar to the existing dormer window in design and setting and would thereby restore a sense of symmetry to the rear of the building at roof level, which is welcomed. The plans have been amended and the proposed dormer extension would be set back from by 0.5m from roof ridge and 0.5m from one side, this would be acceptable in this instance due the positioning of the existing dormer extension that was allowed on appeal. The fenestration details have also been revised, the full width doors has been omitted and a more conventional sliding door and window is considered to be a more appropriate design. Given the nature of the site the side of the rear dormer would be partially visible from the front of Gladys Road, would be seen from the back of the dwellings at Sheriff Road. However, the proposed dormer extension would not be a dominant addition when viewed from rear gardens or windows at adjoining properties. Within the area are several examples of dormers and terraces which were approved, such as at 13

(2010/4437/P) with 1.8m obscured glazing screen, 11 (20011/5012/P) with 1.8m high railings 15, 21 (2014/0614/P) with 1.8m screen 23 Gladys Road (2010/4437/P) and 15 and 17 Kylemore Road. Therefore the principle of the enlarged dormer extension with obscured screening to the side elevation is acceptable.

Although the dormer would only be set down from the ridgeline by 800mm, and would be flush with the roof eaves. There are a number of similar examples in the area and furthermore the existing dormer is flush with the eaves. It is not considered that it would appear overly prominent in its surrounding. The glass balustrade proposed for the roof terrace and the obscured screening would match the detailed design of the properties within close proximity to the host building. As such, is considered acceptable.

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

It is not considered that the proposal would impact harmfully on the visual and residential amenities of nearby and neighbouring properties. It is not considered that the enlarged rear dormer would be overbearing or cause undue loss of light or outlook to neither No. 24 Sheriff Road nor 31 Gladys Road more than what already exist. Neighbouring occupiers were consulted on the application.

No 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.

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.

- 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

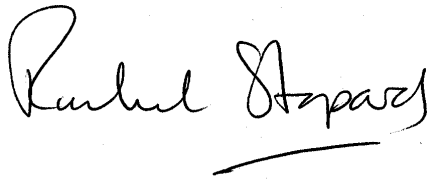
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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
Executive Director Supporting Communities