

Mrs Rana Shad
RS Architects
31 Kenerne Drive
Barnet
EN5 2NW
United Kingdom

Application Ref: **2016/3480/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Countess Road
London
NW5 2NS

Proposal:
Erection of a rear dormer roof extension with terrace and front rooflights to existing dwelling house (class C3)
Drawing Nos: CBCR 1002, CBCR 1503, CBCR 1153, CBCR 1154, CBCR 1155, CBCR 1156, CBCR 1170, CBCR 2101, CBCR 2102, CBCR 2103, CBCR 3101, CBCR 1658A, CBCR 1671A, CBCR 2606, CBCR 2607A, CBCR 3603A,

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 The development hereby permitted shall be carried out in accordance with the following approved plans - CBCR 1002, CBCR 1503, CBCR 1153, CBCR 1154, CBCR 1155, CBCR 1156, CBCR 1170, CBCR 2101, CBCR 2102, CBCR 2103, CBCR 3101, CBCR 1658A, CBCR 1671A, CBCR 2606, CBCR 2607A, CBCR 3603A,

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

- 3 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting planning consent:

The proposed development is a rear dormer window and rear roof terrace which would be inset into the rear roof slope and two rooflights on the front roof slope. The proposed dormer window would measure 2.6 m width, 1.5 m height (measured projecting up from the roof slope), and 1.4 m depth. The rear roof terrace would be inset into the rear roof slope in front of the proposed dormer. The dormer and inset terrace would be sited 1.6 m from eaves level, 0.5 m from ridge level and 1.4 m from the sides of the roof. The dormer would have a zinc-clad fascia and roof and grey aluminium framed windows to match with the appearance of the roof slate. The conservation type rooflights at the front of the roof would measure 0.56 m by 0.72 m and 0.71 m by 1 m respectively.

The proposed dormer roof extension and rooflights would have a design which would harmonise well with the existing dwelling and the character of the area. It would meet CPG1 in terms of the overall layout, form and scale. Rear dormer windows of this type and design are characteristic of the area and the proposed development would harmonise well into this surrounding context. The development would also not harm the character of the Conservation Area. Overall, the development would respect the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies DP24 and DP25.

The proposed rear terrace would be inset into the roof and would not result in material overlooking of neighbouring properties. The development would also not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy DP26.

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.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

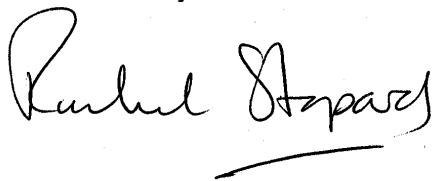
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard

Executive Director Supporting Communities