

Mrs Michalina Tar
Build London Architecture
36-38 Old Devonshire Road
London
SW12 9RB

Application Ref: **2016/4699/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
52 Sarre Road
London
NW2 3SL

Proposal:

Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights

Drawing Nos: 16181_PLN_05, 16181_PLN_06, 16181_PRE-07, 16181_PRE_08,
16181_PLN_00, 16181_PLN_01 Rev E, 16181_PLN_04 Rev E, 16181_PLN_03 Rev E,
16181_PLN_02 Rev E.

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- 16181_PLN_05, 16181_PLN_06, 16181_PRE-07, 16181_PRE_08, 16181_PLN_00, 16181_PLN_01 Rev E, 16181_PLN_04 Rev E, 16181_PLN_03 Rev E, 16181_PLN_02 Rev E.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed hip to gable roof extension is considered acceptable in this instance as it would match the roof profile of the adjoining property at No.54 and help to re-balance the appearance of this pair of semi-detached dwellings. The proposed rear dormer is very wide and in normal circumstances would be unacceptable. However it is considered on balance that its scale and size would not have an overbearing impact on the character of the host dwelling or the surrounding area and streetscene, given the presence of similar sized dormer extensions to properties along this side of Sarre Road (Nos.48-32) and the precedent set by an identically sized dormer approved recently in 2016 for a similar property at No. 17. The front rooflights are acceptable as modest features in the roofslope.

The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy. The proposed second floor window located on the flank elevation of the property would provide light for a new staircase and would not lead to increased levels of overlooking at the site.

Two objections were received following statutory consultation. These and 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policy A13 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with

the London Plan 2016 and National Planning Policy Framework.

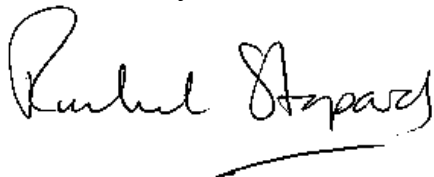
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities