

Mr Liam OSullivan  
C/O Agent  
533a Watford Road  
Chiswell Green  
St Albans  
AL23DU

Application Ref: **2016/4914/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

7 November 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**49 Falkland Road**  
**London**  
**NW5 2XB**

Proposal: Construction of replacement dormer to the rear of the dwelling house (Class C3).

Drawing Nos: FR\_01

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 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 FR\_01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The replacement rear dormer would be modest in size and sit comfortably within the roof slope. It would be setback from the ridge and side walls of the hipped roof by 500mm, however, it would be within 500mm of the eaves. However it is noted that the replacement dormer would be setback further from the eaves by at least a tile height and therefore accords with Camden Planning Guidance 1 (Design). In addition a number of the properties in terrace have had roof alterations including dormers of a similar size and larger. Therefore, the resulting larger dormer is not out of character with the area.

The materials would match that of the host and surrounding buildings and would not be out of character with the area, as such the proposal is considered acceptable in terms of design and would preserve the character and appearance of the conservation area.

The proposed dormer would not cause any significant harm in terms of neighbouring amenity due to its location high within the roof slope and given that it would replace an existing dormer with a slightly larger structure. It is therefore considered that a material loss of light or introduction of overlooking would not occur.

No objections or comments have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 the London Plan 2016 and National Planning Policy Framework.

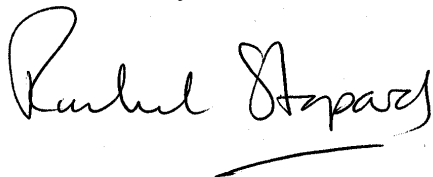
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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