

Mr Gerard Ryan  
RyanMarshall Architects  
86 Buckingham Road  
Hackney  
London  
N1 4JE

Application Ref: **2016/4531/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

2 November 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 3 28 Mansfield Road**  
**London**  
**NW3 2HP**

Proposal: Erection of dormer window to rear roof slope following demoliton of existing smaller dormer window to second floor flat

Drawing Nos: 1601.00 (OS Extract); 1601.001; 1601.002; Design and Access Statement; Materials Notes

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 Detailed drawings, or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- Details and/or samples of all facing materials of the approved dormer

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. All other 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: 1601.00 (OS Extract); 1601.001; 1601.002; Design and Access Statement; Materials Notes

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

#### Informative(s):

- 1 Reasons for granting permission:

Given the prevalence of large rear dormers along this residential terrace, the size, massing and design of the proposed development would have an acceptable impact to the character and setting of the host dwelling and the appearance of the wider conservation area. It would also be sufficiently set in from the eaves, ridgeline and side walls as per CPG1 (Design). Furthermore, the choice of materials is considered to be appropriate for the host building and the immediate vicinity. Details of the materials would be secured via planning condition to ensure they are high quality.

By virtue of its position within the roof and in comparison to the existing structure, the development would not cause any undue harm to neighbouring residential amenity. The development is limited to a single dormer structure within the roof and the current levels of overlooking are considered not to be exacerbated by the proposal.

No objections were received following statutory consultation. The site's history and relevant appeal decisions were 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

Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

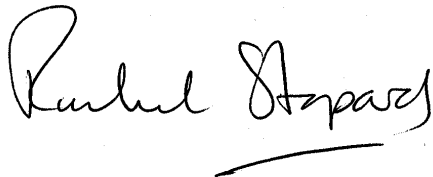
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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