

Mr Finn Christiansen
Michaelis Boyd Associates
108 Palace Gardens Terrace
London
W8 4RT

Application Ref: **2016/5913/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

12 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Rochester Square
London
NW1 9SA

Proposal: Replacement enlarged dormer to the front elevation; replacement enlarged roof light to the side elevation and additional roof light to the rear of the existing dwelling house (Class C3).

Drawing Nos: 16138-000; 16138-001; 16138-002; 16138-003 P2; 16138-004 P1; 16138-005 P1; Design and Access Statement dated 27/10/2016.

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 16138-000; 16138-001; 16138-002; 16138-003 P2; 16138-004 P1; 16138-005 P1; Design and Access Statement dated 27/10/2016.

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

Informative(s):

- 1 Reasons for granting permission.

The replacement front dormer sits comfortably within the roof slope and is similar in size and scale to the dormer present at the attached building of which this building forms a semi-detached pair with, bringing balance to the front elevation of these buildings. It would be setback from the ridge and sloped edge of the hipped roof by 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). The lead construction and timber framed sash windows would match the host and attached building and compliment the character and appearance of the surrounding area where front dormers are a common feature.

The proposed roof light to the rear and enlargement of the existing roof light are not considered to cause harm to host building or the wider conservation area. The roof lights are built into the roof slope to reduce the impact on the conservation area. Furthermore, within the surrounding conservation area there are similar style roof lights to that proposed, as such are not considered inconsistent with the immediate area.

The proposed dormer shall not cause harm in terms of neighbouring amenity due to the location high within the roof slope and that the window shall face the front of the property, therefore no loss of light or overlooking shall occur.

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

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 (ERR) 2013.

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 the National Planning Policy Framework 2012.

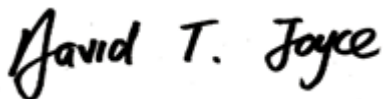
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities