

Mrs K Cowan
Studio 136 Architects Ltd
6 The Broadway
Wembley
Middlesex
HA9 8JT

Application Ref: **2016/6156/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974

19 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 5
89 Priory Road
London
NW6 3NL**

Proposal:

Loft conversion involving the installation of 2 x dormer windows and 1 x rooflight to north side roof slope and 3 x rooflights to south side roof slope.

Drawing Nos: Design and Access Statement; ST_16_89PRIORYROAD_00;
ST_16_89PRIORYROAD_01 Rev. E; ST_16_89PRIORYROAD_02 Rev. E;
ST_16_89PRIORYROAD_03 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 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 policies 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 Design and Access Statement;
ST_16_89PRIORYROAD_00; ST_16_89PRIORYROAD_01 Rev. E;
ST_16_89PRIORYROAD_02 Rev. E; ST_16_89PRIORYROAD_03 Rev. E.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Following revisions to the size and scale of the proposed side dormers, the two dormers are now considered acceptable in terms of design, size and materials. The dormers would be set in 0.5m from both the eaves and the ridgeline of the main roof, and the dormer windows would align with the side windows on the floors below.

The dormers would be hung with slate tiles to match the existing roof and the window materials have been changed from uPVC to timber framed in line with guidance.

The proposed side rooflights would be conservation style and fitted flush with the roof surface and installed below the roof ridgeline.

The proposed alterations would not be visible from the public realm. Given their siting and scale would respect and preserve the design and proportions of the original building and the character and appearance of the South Hampstead Conservation Area.

The proposal would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

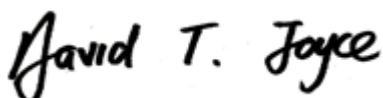
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

