

Stephen Coleman
4orm
1-5 Offord Street
London
N1 1DH

Application Ref: **2016/6886/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Upper Flat
36 A Ingham Road
London
NW6 1DE

Proposal:

Fenestration alterations to increase width of rear dormer window, including new sliding door opening to existing first floor balcony, replace existing casement windows with double hung sash windows and relocation of the 1st floor level rear addition window in east elevation.

Drawing Nos: Location plan - [493-X.301]; 493-X.303; 493-X.304; 493-X.310; 493-P.303A, 493-P.304A and 493-P.310A.

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 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 [Location plan - [493-X.301]; 493-X.303; 493-X.304; 493-X.310; 493-P.303A, 493-P.304A and 493-P.310A.]

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

Informative(s):

- 1 Reasons for granting permission:
The proposal incorporates alterations to the fenestrations as follows:
 - a. Enlargement of the rear window and door opening to existing first floor balcony;
 - b. Relocation of the 1st floor rear addition window;
 - c. Remove existing rooflight and insert two rooflights to front roof slope [Alter fenestration to extant approved roof extension].

The proposed works were revised during the course of the assessment to omit 1st floor rear infill extension, 2nd floor roof terrace and associated privacy screen. The proposed alterations are considered to be acceptable and appropriate for the context and their locations of the building. The proposed marginal increase to the rear dormer window width to form a full-width dormer roof extension would match other dormer windows within the terrace group and is considered acceptable. The reinstated timber sash window and the re-positioned window to the closet wing are at the rear and side elevations and limited to private views would improve the buildings appearance and is considered acceptable. The contemporary sliding doors to the dormer window and to the 1st floor closet wing are not characteristic of the host building; but any harm that could be caused by the presence would be mitigated by the fact that they would be fully obscured from public view with limited private view. Nevertheless, the contemporary feature is in keeping with the varied design features of fenestration works to the neighbouring houses with this terrace group. The replacement rooflights would have less of a visual impact on the character and appearance of the host building. The numbers and repositioned rooflights comply with the Council's policies and guidance for design alterations and are acceptable.

At the rear, due to the size and location of the proposed fenestration works, and the fact that there are existing openings similarly positioned, the development would not significantly harm the amenity of any adjoining residential occupiers in

terms of loss of light, outlook, sense of enclosure or privacy.

The neighbouring occupiers were consulted on the application. No objections have been received and the planning and appeal history of the site was taken into account in coming to this decision.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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. The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

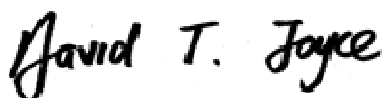
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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