

Mr Luke Dynowski  
29A Gondar Gardens  
West Hampstead  
London  
NW6 1EP

Application Ref: **2016/5740/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

10 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat B**  
**162 Maygrove Road**  
**London**  
**NW6 2EP**

Proposal:

Erection of a rear dormer window, installation of 2x rooflights to front roof slope and formation of a second floor roof terrace to first floor flat

Drawing Nos: OS Extract; DPL.01; DPL.02; DPL.03; DPL.04; DPL.05; DPL.06; DPL.07; DPL.08; DPL.09; DP.10 DPL.11; DPL.12

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 if in CA] 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: OS Extract; DPL.01; DPL.02; DPL.03; DPL.04; DPL.05; DPL.06; DPL.07; DPL.08; DPL.09; DPL.10; DPL.11; DPL.12

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 and bulkier rear dormer windows within the residential terrace and vicinity, the size, scale, bulk and design of the proposed development is considered to have an acceptable impact to the character and setting of the host dwelling and the appearance of the wider area. The proposed 2x front rooflight are minimal additions upon the front roof slope and are considered to be of appropriate design and discreet in relation to the streetscene.

By virtue of its position on the roof, both the proposed dormer window and 2x rooflights would not cause any undue harm to neighbouring 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. Issues or overlooking will not be increased by the introduction of a terrace along the roof of the rear close wing as it is inset from the rear and side elevations and the existing prevalence of terraces in the immediate area.

It is not considered that the development will cause undue harm towards the amenity of adjoining residential occupiers.

No objections were received following statutory consultation. The application site's planning 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 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



David Joyce  
Executive Director Supporting Communities