

Mr Joseph Davila
planspek ltd
13 Prothero Gardens
Hendon
London
NW4 3SJ

Application Ref: **2017/0343/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

14 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**8 Manstone Road
LONDON
NW2 3XG**

Proposal: Installation of 5 rooflights (Retrospective) and erection of one rear and two side dormers.

Drawing Nos: 8/10A, 8/200C, OS plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Site location plan, 8/10A, 8/200C.

Reason:

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

Informative(s):

- 1 Reason for granting.

The host building contains a number of flats which were converted from a single dwellinghouse and was considered lawful under a certificate of lawfulness in 2015.

It currently contains unlawful development on the roof including two side dormers, a rear dormer and 5 rooflights. The proposal is seeking to remove the unlawful dormers, making the roof good (were necessary), retain the rooflights and construct a new side dormers and a rear dormer with hipped roofs.

The rooflights on the front and two on each side of the roof are already installed and are considered to be subordinate in size and of appropriate design. Their retention is acceptable.

The side and rear dormers were installed without permission and the initial proposals were intended to seek permission for these dormers. The dormers are large, dominant, of a poor design and out of scale with the host and surrounding building and are therefore unacceptable. Their removal and works to re-instate the roof are therefore required. An enforcement notice to this effect will be served. They do not comply with Camden Planning Guidance 1 (CPG1) with regards to set back from eaves, ridge and sides of the roof by minimum of 500mm. The originally proposed side dormers would clearly be seen from Manstone Road and would be visually detrimental to the streetscene and existing/adjoining properties.

The revised side dormers are acceptable as they are modest, subordinate in size to the roofscape and building and would be located towards the rear of the house thereby offering limited viewpoints from public realm. They also comply with the guidance for dormers in CPG1.

It is recognised that the rear dormer is not entirely compliant with CPG1 given that the roof is set down from ridge by only 400mm; however, it is considered acceptable on balance as the dormer sits comfortably within the roof slope and is similar to others within the prevailing pattern of development. The proposed rear

dormer already given permission recently under 2016/6049/P is also not visually prominent from the surrounding area by virtue of being to the rear.

It is considered that the proposals would not impact harmfully on the residential amenities of and neighbouring properties due to nature and location of the dormer window and rooflights.

Neighbouring occupiers were consulted on the application. No objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history was taken into account when coming to this decision.

Please note that the emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

2 ENFORCEMENT ACTION TO BE TAKEN

The removal of the existing dormers shall be completed in its entirety within 4 months of the date of this decision notice or the Council will issue an enforcement notice requiring their removal.

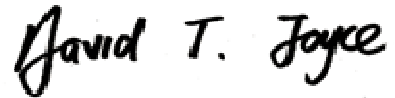
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning