

Mr Sam Harper  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2017/2164/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

12 June 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**12 Provost Road**  
**London**  
**NW3 4ST**

Proposal:

Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope

Drawing Nos: TWP17-PR-001; TWP17-PR-002; TWP17-PR-003; TWP17-PR-004; TWP17-PR-005; TWP17-PR-006; TWP17-PR-007; Cover Letter & Heritage Statement (prepared by Firstplan dated 13 April 2017)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Within three months from the date of this permission the works hereby permitted must be completed.

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 and policies D1 and D2 of the Emerging Local Plan.

- 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 and policies D1 and D2 of the Emerging Local Plan .

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
TWP17-PR-001; TWP17-PR-002; TWP17-PR-003; TWP17-PR-004; TWP17-PR-005; TWP17-PR-006; TWP17-PR-007; Cover Letter & Heritage Statement (prepared by Firstplan dated 13 April 2017)

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

Informative(s):

- 1 The application seeks to reduce the scale of two side dormers on the western elevation, which were not built in accordance with planning permission and listed building consent ref. 2012/3931/P and 2012/3933/L. The consented dormers comprised PV panels on the upper roof plane which could not be built out without being prominent in the streetscene or concealed behind a bulky parapet.  
The proposed side dormers are considered to be of an appropriate subordinate scale relative to the roof and host building, and would correspond more closely with the other dormers evident across the building group. The detailed design, including the fenestration and use of materials including timber sash windows and lead cheeks and roof, is considered to be architecturally sympathetic to the appearance and character of the building. It is considered that the reconfigured dormers would preserve the appearance and character of the conservation area and the special character and setting of the listed building and wider building group.

By virtue of the nature and location of the proposal, the works would not have an impact on the amenity of any surrounding occupiers.

One comment has been received prior to the determination of this application which has been duly addressed. 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 and the listed building under s.72

and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning