

Mr & Mrs Martin & Imogen Lewy &
Sharp
40 Swain's Lane
London
N6 6QR

Application Ref: **2017/1860/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
40 Swain's Lane
London
N6 6QR

Proposal: Conversion of loft space to habitable accommodation, formation of side and rear dormers and installations of 2 x rooflights to front roof slope.

Drawing Nos: IMLp 2.1, 24767_01_P, 24767_03_ES, 24767_02_P, and Design and Access Statement dated 31 March 2017.

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, policies DP24 and DP25 the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: IMLp 2.1, 24767_01_P, 24767_03_ES, 24767_02_P, and Design and Access Statement dated 31 March 2017.

Reason:

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

- 4 The proposed side windows facing 38 Swain's Lane shall be obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the Camden Local Plan Submission Draft 2016.

Informatives:

- 1 Reasons for granting permission.

The proposal involves the erection of a side and rear dormer window and the installation of 2 x rooflights to the front roof slope. The original proposal was revised to reduce the size of the dormers in line with Camden's planning guidance, remove one rooflight from the front roof slope and amend the window design to a more traditional style. The side dormer would feature a pitched roof that followed the pitch of the main roof slope and casement windows to match those serving the stairwell at first floor level. The rear dormer would sit in line with the windows of the floors below and would feature three casement windows matching the fenestration of the floors below. Both dormers would have timber-framed windows to the front and sides with a lead-finished roof which is considered suitable and sympathetic to the host building.

Although the side dormer would be set down from the roof hip by 250mm rather than the 500mm usually recommended, it is considered acceptable in this instance. It would retain a sufficient separation between the ridge and dormer roof and would be positioned behind the chimney stack which would reduce its visibility from street level.

The installation of 2 x rooflights is considered acceptable due to the fact that they would be conservation style, less than 1sqm of glazed surface and therefore subordinate to the front roofslope and would be positioned centrally to reference the fenestration pattern of the floors below. Furthermore, a number of properties in the surrounding area feature more than one rooflight, and they are not considered to cause harm to the character and appearance of the host building or Dartmouth Park conservation area.

The side dormer windows and the side windows on the rear dormer would be obscure-glazed to prevent unreasonable overlooking of no.38. The front and rear windows are not considered to cause harm to neighbouring amenity due to their distance from the nearest neighbouring buildings. Likewise, due to the size and location of the extensions, they would not harm neighbouring outlook or daylight.

No objections have been received prior to the determination of this application. The site's planning history and relevant appeal decisions 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 Areas) 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, 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 2016, and 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.

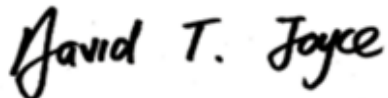
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning