

Mr Jeffrey Atkins  
Strachan Design Associates Limited  
116 Byng Drive  
Potters Bar  
EN6 1UJ

Application Ref: **2017/2289/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

20 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat C**  
**52 Roderick Road**  
**London**  
**NW3 2NL**

Proposal: Erection of rear dormer extension with balcony, installation of French doors and Juliet balcony at rear second floor level, installation of 2 x front rooflights and 2 x rear rooflights.

Drawing Nos: 12071 Rev. C; Site Location Plan; Sk.1; Sk.2; Sk.3; Sk.4.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 12071 Rev. C; Site Location Plan; Sk.1; Sk.2; Sk.3; Sk.4.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed erection of a rear dormer extension, installation of 2 x front and 2 x rear rooflights, and installation of a Juliet balcony at rear second floor level was previously granted planning permission under application 2016/1154 on 05/09/2016. As this permission is extant it is a material consideration. This application seeks to provide all of the approved elements with the addition of a rear balcony with associated metal balustrade and full-height white timber framed sliding doors.

The proposed rear balcony would cut through the slope of the rear pitched roof and be modest in size, with a depth of 1m and width of 2.7m, set in by 200mm from each side of the proposed rear dormer. The proposal would be situated 1.6m above the eaves of the main roof and retain the adjacent roof tiles. Following negotiation, all glazing has been amended to be timber framed, and the proposed 1.1m high balustrade around the balcony has been changed from glazed to metal railings, which is considered appropriate for its location at roof level. As such, the proposed new dormer balcony and alterations to the previously approved dormer are considered acceptable in terms of design, size and materials. While the rear balcony is an objectionable form in isolation, it is noted that a number of similar features exist in the prevailing pattern of development. Given that this precedent has been set, it is considered that the proposal is in keeping with the surrounding area.

The proposed alterations would not be visually prominent from the public realm and would respect and preserve the design and proportions of the original building and the character and appearance of the Mansfield Conservation Area.

By virtue of the location of the proposed rear balcony set up from the roof eaves and set away substantially away from the adjacent neighbours and approximately 25m from the rear building line of properties along the south-eastern side of Shirlock Road, it is not considered that the proposal would result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of

daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. 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, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

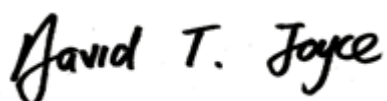
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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  
Director of Regeneration and Planning