

Ms Diana Mavroleon  
19C Swain's Lane  
London  
N6 6QX

Application Ref: **2017/2587/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

15 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**19 Swain's Lane**  
**London**  
**N6 6QX**

Proposal:

Erection of replacement enlarged rear dormer with rooflight.

Drawing Nos: OS Location Plan, 1/1A, 'Scaled Drawing of Proposed Rear Extension'.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans: OS Location Plan, 1/1A and 'Scaled Drawing of Proposed Rear Extension'.

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

- 3 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.

- 4 Prior to occupation of the loft room, the internal staircase shall be installed between the second floor and loft space.

Reason: To ensure the loft is not occupied as a separate substandard dwelling, in accordance with policies H6, H7 and A1 of the Camden Local Plan 2017.

- 5 The loft room hereby approved shall only be used for purposes incidental to the residential use of flat C, 19 Swains Lane and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the additional room does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H6, H7 and A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer is to be 900mm wider than the existing rear dormer and shall remain a subordinate addition to the host building, constructed from sympathetic tiles matching the main roof slope. The rooflight shall sit flush with the top of the dormer and shall not be widely visible. Whilst the dormer shall be slightly increased in size, given its location within the rear roof slope set back from the main rear elevations, it would not be widely visible from ground levels. Overall the proposal is considered acceptable in terms of its design and impact on the conservation area.

The proposed widened dormer would not be harmful to neighbouring amenity in terms of loss of privacy, light or outlook.

Two objections were received have been received prior to making this decision. These and the site's planning history were taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

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

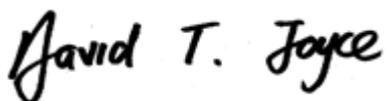
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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