

Mrs K Cowan
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Application Ref: **2017/1474/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

8 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
60 Menelik Road
London
NW2 3RH

Proposal:
Erection of side and front dormers with associated front roof terrace.
Drawing Nos: NGL637287, ST_A17_60 MEN_001_Rev.F & ST_A17_60
MEN_002_Rev.F

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 D1 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: NGL637287, ST_A17_60 MEN_001_Rev.F & ST_A17_60 MEN_002_Rev.F.

Reason:

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

- 4 Notwithstanding the details shown on the approved plans, the proposed south (side) facing windows shall be obscure glazed and non-opening to an internal height of 1.8m, and shall remain as such in perpetuity.

Reason:

To maintain the privacy of neighbouring properties in accordance with policy A1 of the Local Plan.

Informative(s):

- 1 Reason for approval:

In determining this application it is acknowledged that a lawful development certificate has been previously granted for a side/rear dormer (Ref: 2017/1475/P dated 24/04/2017). This application proposes a side dormer to attach to this previously approved side/rear dormer, as well as a front dormer leading to a roof terrace formed on the existing flat roof.

In determining this application it is also acknowledged that, whilst unusual in terms of design, similar dormer examples can be seen within the Menelik Road streetscene, most notably at numbers 58 (Ref: P9602917R1 dated 05/03/1997), and 62 (Ref: PWX0202236 dated 08/10/2002). Whilst these examples were granted under a different policy context to the current application, they nevertheless provide a context for this proposal, with side and front facing dormers, of various scale and design, being well established within the street.

The design has been amended since the original submission, reducing the prominence of the front dormer. The dormers are of a siting, scale and design which is broadly commensurate with the property and area (given the surrounding context) and on balance is considered to be acceptable. The additions would be subordinate to the host building and would cause no undue harm to its character and appearance.

Whilst the additions would be entirely visible within the streetscene, given the surrounding context of development, they would not cause undue harm to the character and appearance of the surrounding area.

The fenestration detail would be appropriate, matching the host property. It is acknowledged that the property is outside of a conservation area, it is not listed, and there are no nearby listed buildings.

By nature of the siting of the front dormer and roof terrace, they would primarily overlook the street and publically accessible areas, with views towards other properties only at oblique angles.

The side facing dormer would look towards the neighbouring property no. 62, with nos. 60A and 62A sited between them. The window would result in direct overlooking to no.62, and at oblique angles to nos. 60A and 62A. It is also noted that the existing side facing window is obscured glazed and non-opening, a condition shall therefore be placed on any subsequent approval ensuring the proposed side facing window is obscure glazed and non-opening to an internal height of 1.8m. The resultant development would therefore not result in undue harm to neighbouring amenity.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

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

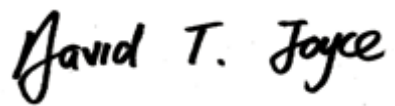
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

David Joyce
Director of Regeneration and Planning