

Mr S Clark
33 St Crispins Close
London
NW3 2QF

Application Ref: **2017/3923/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

15 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 St Crispin's Close
London
NW3 2QF

Proposal:
Erection of rear dormer, front porch infill extension and installation of three rooflights to front roof slope.

Drawing Nos: 33NW32QF/001 Revision No. 01, 33NW32QF/002 Revision No. 03A, 33NW32QF/003 Revision No. 01, 33NW32QF/004 Revision No. 01, 33NW32QF/005 Revision No. 01.

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 [and D2 if in CA] 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

33NW32QF/001 Revision No. 01, 33NW32QF/002 Revision No. 03A,
33NW32QF/003 Revision No. 01, 33NW32QF/004 Revision No. 01,
33NW32QF/005 Revision No. 01.

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

Informative(s):

- 1 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).
- 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 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.
- 3 Reasons for granting permission.

The size, scale, bulk and design of the proposed rear dormer, front porch infill extension and rooflights are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties.

The proposed infill porch extension is considered to appear as a modest alteration which would not significantly alter the character of the front of the property. Furthermore a site visit confirmed that a similar infill extension is in situ at no. 29 St Crispin's Close. The proposed infill porch extension is therefore considered to already form part of the character of the area and can be supported. The plans

submitted indicate that that it would be built in line flush with the existing front elevation at ground floor level and would not project beyond the neighbouring garage in situ at No. 34. The existing built form at the neighbouring no. 34 is therefore considered to mitigate the impact of the proposed porch infill extension on their amenity.

The proposed rear dormer would measure a height of 1.7m and span a width of 3.9m along the rear roofslope of the host dwelling. It would be set down from the original ridgeline by approx. 0.5m and set up 0.3m from the eaves of the property. Due to the setting of the proposed dormer at the rear of the property, it would not be visible from the street (St Crispin's Close). CPG1 states that dormers should be set up from the eaves by a minimum of 0.5m. The proposal falls short of this guidance, however, it would be consistent with that approved at the adjacent property, no. 34 (2014/4749/P) providing uniformity. Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property.

The installation of three roof lights to the front roof slope of the property is considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation which has been duly taken into consideration. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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