

Mr Alan Milliken  
Hart-Baskerville Architects Limited  
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SW19 4PQ

Application Ref: **2017/4360/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

22 September 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 7, 83 Greencroft Gardens**  
**London**  
**NW6 3LJ**

Proposal: Extension to existing mansard roof to the rear, rear dormer extension onto the existing terrace and replacement of existing 2 dormer windows with single dormer extension to the rear.

Drawing Nos: Design & Access Statement July 2017, OS1, P101, P201

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Design & Access Statement July 2017, OS1, P101, P201



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

Informatives:

- 1 Reasons for granting permission

The site is located at Flat 7 no. 83 Greencroft Gardens, which is located within the South Hampstead Conservation Area. The site contains a four storey semi-detached building with a mansard roof containing flats. Flat 7 is located within the mansard at third floor level and has an existing rear terrace.

The development is for roof extensions and alterations comprising a rear mansard extension and rear dormer roof extensions.

The small mansard extension would square-off the step in the existing mansard on the rear terrace. The mansard extension would measure approximately 6m width, 2 m depth and 2 m height. The pitch of the mansard extension and the materials would match the existing mansard roof. The mansard extension would therefore be architecturally sympathetic to the age and character of the building and would retain the overall integrity of the roof form.

The proposal is to provide two rear dormer extensions. The first dormer would replace the two existing box-dormers on the left side of the rear roof slope. This would measure approx. 2.6 m width, 0.7 m depth and 1.6 m height. The second dormer would be installed in the rear roof slope of the new mansard extension on the right side of the roof. This would measure approx. 3.4 m width, 0.7 m depth and 1.7 m height. Both dormers would be set down from pitch level by 0.4 m and would have lead jambs and powder coated aluminium windows/sliding doors

There are a variety of dormers on this section of Greencroft Gardens including several nearby properties which have large rear dormer extensions. It is also acknowledged that the dormer windows have been reduced in width as requested at the pre-application stage. In this context the proposed dormer extensions are considered to have a suitable design and would harmonise with the character of the building and wider area.

Overall the extensions would respect the local context and character and would preserve and enhance the character of the conservation area in accordance with policy D2.

The development also proposes the installation of replacement metal balustrading

around the roof terrace which would be in keeping with the design and character of the building and would improve safety on the terrace.

The proposed mansard extension and dormer extensions would be located at roof level and would have no impact on the residential amenity (daylight/sunlight) of neighbours and as the existing roof level terrace would be reduced in size the proposals would not introduce additional overlooking concerns.

Special attention has been paid to preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

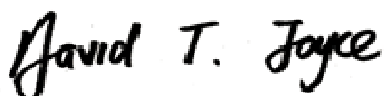
The planning history of the site and the comments received on this application have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017, The London Plan 2016 and 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