

Mr Andrew MacSwayed  
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TN11 8PJ

Application Ref: **2017/2291/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

4 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**5 St John's Wood Park**  
**London**  
**NW8 6QS**

Proposal: Installation of dormer window to front roof slope, new roof lantern and roof lights and enlargement of rear dormer.

Drawing Nos: (4548/) 001 revA; 002 revA; 003 revA; 004 revA; 005 revA; 006 revD; 007 revD; 010 revC; 011 revD; 012 revC; 013 revC; 014 revA; 015 revA; 016 revB; 017 revB; 018 revC; 019 revY; 020 revX; 021 revY; 022 revY; 023 revY

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 (4548/) 001 revA; 002 revA; 003 revA; 004 revA; 005 revA; 006 revD; 007 revD; 010 revC; 011 revD; 012 revC; 013 revC; 014 revA; 015 revA; 016 revB; 017 revB; 018 revC; 019 revY; 020 revX; 021 revY; 022 revY; 023 revY.

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

#### Informative(s):

- 1 Reasons for granting permission.

Front dormers are located on the majority of the surrounding buildings fronting St John's Wood Park. The host building is detached and introducing a dormer to the front would be in keeping with the prevailing pattern in development. It would be well set down from the ridge, as per adjacent front dormers, and set well above the eaves of the building which sit behind a tall parapet.

The rear dormer is not be significantly increased in size and would be in keeping with the original structure, the roofslope and adjacent rear facing dormers.

The proposed replacement windows match the originals in terms of size and materials and overall size of the opening; following officer advice, the glazing patterns have been amended to match the existing glazing pattern. As the replacements are within the same openings they are not considered to have a harmful impact on the amenity of neighbouring properties as they would not result in any increase of overlooking or loss of privacy.

The proposed roof lantern is considered appropriate as it would not be visually prominent on the flat section of the main roof.

No objections have been received following consultation prior to making this decision. The sites' planning history has been taken into account when coming to this decision.

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

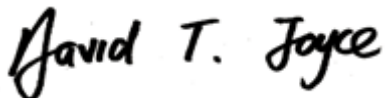
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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