

Ms Lucyna Sajdok
Lucyna Sajdok
Unit 47, 45 Provost Street
London
N1 7NW

Application Ref: **2017/4331/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

19 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Langbourne Avenue
London
N6 6AL

Proposal:

Erection of side and rear dormer roof extensions to existing dwelling (C3).

Drawing Nos: 17-A-14_S1_205, 17-A-14_S1_204, 17-A-14_S1_203, 17-A-14_S1_202, 17-A-14_S1_201, 17-A-14_S1_200, 17-A-14_S1_103, 17-A-14_S1_102, 17-A-14_S1_101, 17-A-14_S1_100, 17-A-14_S1_000, 17-A-14_S2_204_P2, 17-A-14_S2_202_P2, 17-A-14_S2_201_P2, 17-A-14_S2_200_P2, 17-A-14_S2_103_P2, 17-A-14_S2_102_P1, 17-A-14_S2_101_P1, 17-A-14_S2_100, 17-A-14_S2_203_, 17-A-14_S2_205_P1

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 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: 17-A-14_S1_205_, 17-A-14_S1_204_, 17-A-14_S1_203_, 17-A-14_S1_202_, 17-A-14_S1_201_, 17-A-14_S1_200_, 17-A-14_S1_103_, 17-A-14_S1_102_, 17-A-14_S1_101_, 17-A-14_S1_100_, 17-A-14_S1_000_, 17-A-14_S2_204_P2, 17-A-14_S2_202_P2, 17-A-14_S2_201_P2, 17-A-14_S2_200_P2, 17-A-14_S2_103_P2, 17-A-14_S2_102_P1, 17-A-14_S2_101_P1, 17-A-14_S2_100_, 17-A-14_S2_203_, 17-A-14_S2_205_P1

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size and of the proposed side and rear dormer extensions are considered to represent proportionate additions that sit comfortably within the existing side and rear roof slopes of the host building. Furthermore, their traditional design and hipped and gable end roof profiles would ensure no harm is caused to the original character and setting of the host and neighbouring properties.

The proposed dormers are considered to have an acceptable impact on the character and appearance of the surrounding conservation given the prevalence of similar sized structures to a host of neighbouring properties in the street.

The proposed side dormer would provide space for a new stairway at the property and would not lead to an unacceptable loss of privacy to neighbouring properties as a result of its installation. Similarly, the proposed rear dormer window would share the same outlook as the existing rear windows at the property and would not cause increased levels of overlooking at the site.

One objection was received from the Holly Lodge CAAC and subsequently withdrawn following amendments to the roof pitch of the proposed side dormer. Special regard has been attached to the desirability of preserving or enhancing 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 D1, D2 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 2012.

- 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 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).

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