

Ms fernanda pagnossin  
fernanda pagnossin design  
58 Welshpool House  
Welshpool Street  
London  
E8 4PE

Application Ref: **2017/4650/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

1 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**30 Primrose Gardens**  
**London**  
**NW3 4TN**

Proposal:  
Erection of enlarged front and rear dormers including rear dormer terrace and front rooflight  
Drawing Nos: Location Plan, E0, E5, E6, E7, E8, E9, P200 A, P201 A, P202 A, P203 A, P204 A, P205 A and Design & Access Statement 16 August 2017.

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 policies 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:

Location Plan, E0, E5, E6, E7, E8, E9, P200 A, P201 A, P202 A, P203 A, P204 A, P205 A and Design & Access Statement 16 August 2017.

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

#### Informative(s):

- 1 Reasons for granting permission:

The existing property benefits from both front and rear dormers. The predominant character of the area is properties with roof dormers, although there is a mix of styles.

The proposed front elevation has been revised to centre the front dormer in the roof slope and to omit a front rooflight. Decorative tiles are to be reinstated along the roof ridge.

The proposed rear dormer has been revised to include traditional fenestration details and to sit at least 500mm from all roof edges. The terrace has been revised to sit within the roof slope rather than projecting to the edge. The revised design is sympathetic to the main building and overall, the design is considered acceptable.

The proposed rear dormer does not cause harm in terms of amenity, due to its location in the roof slope which would not cause loss of light and that the windows face towards the rear garden and would not cause undue overlooking or loss of privacy. Similarly, the front dormer would not cause loss of light or privacy due to its location in the roof slope.

A press notice was published and site notice displayed. No comments were received prior to making the decision. The site's planning history was taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with

amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

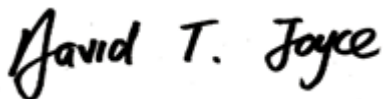
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your proposals may be subject to control under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

David Joyce  
Director of Regeneration and Planning