

Mr Russell Clark

Clark Designs Ltd
39 Reculver Road
Herne Bay
CT6 6LQ

Application Ref: **2017/4023/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

1 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Mackeson Road
London
NW3 2LU

Proposal:
Erection of a rear dormer extension and the installation of 2 x rooflights to the front elevation associated with the conversion of the existing loft space into ancillary residential floorspace (Class C3).
Drawing Nos: 720/2 and 720/3A.

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 720/2 and 720/3A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer is acceptable in principle as the neighbouring properties along Mackeson Road, Constantine Road and Cressy Road have several roof extensions of varying sizes which have altered the rooscape. In this context, the proposed roof extensions and alterations are considered to be appropriate to the host building and surrounding conservation area in terms of its scale, position, design and materials. Furthermore, planning permission was granted in 2016 (2016/0451/P) for a rear dormer extension with a roof terrace within the same terrace.

The existing roof extension has evidently been in situ prior to 2007 and as such, it would be highly unlikely that enforcement action could be taken due to the passage of time. The proposed dormer roof extension is therefore, assessed on its own merit.

The proposed dormer would be appropriately set back from the roof, eaves, ridge and side by a minimum of 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). The size, design and materials of the side dormers are viewed as appropriate. Given this, the proposed dormer would not adversely impact on the appearance of the host building due to the setback and not being visible from the public domain. The scale and design of the dormer remains subordinate to the roof slope and preserves the character of the building in the context of its neighbours and the wider conservation area.

No objection is raised for the installation of the two rooflight to the front elevation which are in keeping with the other properties within the local area. The proposed alteration is not considered to be detrimental to the character of the building. As such, the impact would be minimal to the wider conservation area.

The size, scale and location of the proposed dormer roof extension would not cause an unacceptable loss of light or outlook to any neighbouring properties surrounding the site. Furthermore, the location of the front roof lights would not cause a loss of neighbouring amenity and the rear dormer windows would share

the same outlook as the existing rear windows at the site and would not lead to increased levels of overlooking as a result.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies in the London Plan March 2016, and the relevant paragraphs of the National Policy Framework 2012..

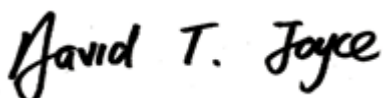
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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