

Mr Joseph Davila  
Planspek Ltd  
13 Prothero Gardens  
Hendon  
London  
NW4 3SJ

Application Ref: **2016/6049/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

12 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:  
**8 Manstone Road**  
**London**  
**NW2 3XG**

Proposal: Removal of unlawful side and rear dormers, making the roof good (were necessary), retention of 5 rooflights on the front and side roof slopes and construction of a rear dormer.

Drawing Nos: Site location plan and Proposed plans and elevations 8/100D.

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 granted planning permission, which includes the removal of the existing unlawful dormers, shall be completed in accordance with the drawings hereby approved within 4 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies



DP24 and DP26 of the London Borough of Camden Local Development Framework Development.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan and Proposed plans and elevations 8/100D.

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

Informative(s):

- 1 Reasons for granting permission.

The host building contains a number of flats which were converted from a single dwellinghouse. It currently contains unlawful development on the roof including two side dormers, a rear dormer and 5 rooflights. The proposal is seeking to remove the unlawful dormers, make the roof good (were necessary), retain the rooflights and construct a rear dormer with a hipped roof.

The rooflights on the front and two on each side of the roof are already installed and are considered to be subordinate in size and of appropriate design. Their retention is to be acceptable.

The existing side and rear dormers were installed without permission, the initial plans were intended to regularise these dormers. Based on the existing dormers being inappropriate as they are large, dominant, of a poor design and out of scale with the host and surrounding building, their removal has formed part of the development proposal with any failure to do so likely to lead to formal enforcement action. The existing dormers do not comply with Camden Planning Guidance 1 (CPG1) with regards to set back from eaves, ridge and sides of the roof by minimum of 500mm along other criteria within this supplementary guidance and policy DP24 which promotes excellent design quality. The existing side dormers would clearly be seen from Manstone Road and would be visually detrimental to the streetscene and existing/adjoining properties.

Revisions to remove the existing dormers and propose a modest rear dormer have been negotiated. It is recognised that the rear dormer is not entirely compliant with CPG1 given that the roof is set below the ridge by only 400mm; however, it is

considered acceptable on balance as the dormer sits comfortably within the roof slope and is similar to others within the prevailing pattern of development. The proposed dormer is also to the rear of the site so is not visually prominent from the surrounding area.

A condition has been attached to this permission requiring the works to be completed in accordance with the approved drawings within 4 months. This includes the removal of the dormers, making the roof good and installing the replacement dormer. If the works are not carried within the specified timeframe and in accordance with the drawings then formal enforcement action will be undertaken. It is noted that other works to the roof, including the removal of chimneys and retiling of the roof, have been undertaken and are not formalised by this permission. The Council may seek enforcement action on these points.

It is considered that the proposals would not impact harmfully on the residential amenities of and neighbouring properties due to nature and location of the dormer window and rooflights.

Neighbouring occupiers were consulted on the application. No objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history was taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2016 and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 **ENFORCEMENT ACTION TO BE TAKEN**

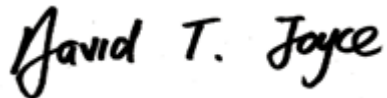
The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control if the approved works are not completed within 4 months of this approval (i.e. in accordance with condition 1).

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  
Executive Director Supporting Communities