

Mr Ingmar Wilken  
Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS

Application Ref: **2017/5268/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

12 January 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**10 Perceval Avenue**  
**London**  
**NW3 4PY**

Proposal: External alterations including installation of rear dormer window, enlarged side entrance gates, replacement of uPVC windows with timber fittings and alterations to front fenestration.

Drawing Nos: EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PA-01, PA-02, PA-03, PA-04, PA-05, PA-06, PA-07, LP-01.

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 EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PA-01, PA-02, PA-03, PA-04, PA-05, PA-06, PA-07, LP-01.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The size, scale and bulk of the proposed rear dormer is considered to form a proportionate addition that sits comfortably within the rear roof slope of the host property, between the two existing larger dormers, and would respect the character and setting of the host and neighbouring properties. Furthermore, the replacement of all existing uPVC windows at the site with timber fittings would help to restore the original character and features of the property, which is considered particularly important given the sites location in a conservation area.

The proposed dormer window would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development. The widening of the existing entrance gates to the north eastern corner of the site by approximately 0.7m would not create an excessively large opening within the existing boundary treatment and would not detract from the character of the surrounding conservation area.

The proposed development would not cause a loss of light or outlook to neighbouring properties. The proposed dormer would serve an existing staircase that leads up to the attic level of the host property and would not exacerbate current levels of overlooking at the site as result of its installation.

With regard to the highways impact of the proposal, the entrance gates to the north eastern corner of the site are already in situ and are accessed from the street via an existing crossover. Therefore, the widening of these gates by approximately 0.7m would not jeopardise pedestrian or vehicular safety in the area.

One objection was received following statutory consultation and duly considered prior to making this decision. The sites planning history and relevant appeal decisions 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 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.

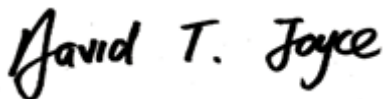
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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