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NE3 4ET

Application Ref: **2017/5799/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

15 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
91 Parkhill Road
London
NW3 2XY

Proposal:
Erection of dormer window and installation of one rooflight to rear
Drawing Nos: A00 Sheet 1 of 3, A00 Sheet 2 of 3, A00 Sheet 3 of 3 (all dated 13 February 2018), Location Plan, Design and Access Statement by Kevin Given.

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: A00 Sheet 1 of 3, A00 Sheet 2 of 3, A00 Sheet 3 of 3 (all dated 13 February 2018), Location Plan, Design and Access Statement by Kevin Given.

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

- 4 The proposed dormer window shall be obscure glazed up to a height of 1.7m above finished floor level, and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer would comply with Camden Planning Guidance on design, as it would be modest in scale and sit comfortably within the rear roof slope, set well up from the eaves and down from the ridge and away from side boundaries by at least 0.5m as required by guidance. The size and design of the rear dormer was revised to reduce it in scale and to be more in keeping with the character of the host property. Thus overall, the dormer is considered acceptable in terms of size, form and design. The proposed adjoining rooflight is also modest and acceptable in size, design and location.

Although there are a number of rear dormers larger in scale in the vicinity at the rear of this part of Parkhill Road and adjacent at Garnett Road, it is considered that many of these are overly bulky and do not benefit from planning permission. However the proposed dormer as revised is very similar to the layout and scale of the existing dormer at 3 Garnett Road which was granted planning permission on 30.9.08 ref 2008/3411/P and thus sets a precedent here. Therefore the proposed dormer would be in keeping with the character of the surrounding area and is considered to preserve the character and appearance of the Parkhill Conservation Area.

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 2013.

Due to its modest size and location on the roof slope, the dormer will not result in any loss of light or outlook. However due to it being directly opposite an existing side dormer serving a habitable room at 1 Garnett Road, it is considered that there would be the potential for overlooking from the proposed bathroom. Therefore a condition is imposed to ensure that the proposed dormer window is obscure glazed up to a height of 1.7m above finished floor level; this will address the concerns expressed by the neighbour here.

One comment has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

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 the London Plan 2016 and the National Planning Policy Framework 2012.

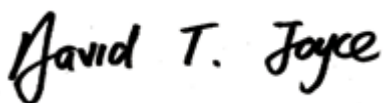
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

