

Application ref: 2018/0207/P  
Contact: Oluwaseyi Enirayetan  
Tel: 020 7974 3229  
Date: 2 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Revive Renovations  
Unit 1  
The Warehouse  
12 Ravensbury Terrace  
London  
SW18 4RL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2nd and 3rd Floor**  
**15 Crossfield Road**  
**LONDON**  
**NW3 4NT**

Proposal: Installation of two dormers and rooflight to rear roof, front elevation balcony door replaced with full glazed timber door and replacement of windows with double glazed timber windows to residential flat

Drawing Nos: 01; 02; 03; 04; 05; 06; 07; 08 Rev B; 09 Rev B; 10 Rev B; 11 Rev B; 12 Rev B; 13 Rev B.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 01; 02; 03; 04; 05; 06; 07; 08 Rev B; 09 Rev B; 10 Rev B; 11 Rev B; 12 Rev B; 13 Rev B.

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

Informatives:

- 1 Reasons for granting permission.

The original proposal sought to enlarge the front roof terrace with altered balustrade and a single rear dormer extension. Both designs were contrary to Camden Planning Guidance. Following officer's advice, the former element has been removed and the rear roof extensions have been modified in line with CPG Design guidance.

The two rear dormers are considered acceptable in terms of size and design. The roof-scape of the surrounding area has various forms and sizes of rear roof dormers. The proposed rear dormer would be set in from all roof edges to read as a subordinate addition within the roof slope. The windows relate with the facade below and the materials would match the main property. The fenestration replacements are acceptable in design and materials terms. It is considered that the proposal will preserve the character and appearance of the host building and The Belsize Conservation Area.

Due to its size and location, the proposed dormer would not cause any undue harm to neighbouring amenity in terms of light, outlook or privacy.

The Belsize CAAC raises no objection to works and a support has been received prior to coming to this decision. The site's planning history was taken into account when 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 2013.

The proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and accords with the London Plan 2016 and 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

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