

Application ref: 2017/5548/P  
Contact: Emily Whittredge  
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Date: 16 March 2018

**Development Management**  
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The Crawford Partnership  
1a The Studio  
Muswell Hill  
London  
N10 3TH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Kemplay Road**  
**London**  
**NW3 1TA**

Proposal: Erection of dormer window, and installation of three front and one rear roof lights.

Drawing Nos: 2018/337-101, 2018/337-102, 2018/337-103, 2018/337-104, 2018/337-105, 2018/337-106, 2018/337-107, 2018/337-108, 2018/337-109, 2018/337-201, 2018/337-202, 2018/337-203, 2018/337-204, 2018/337-205, 2018/337-206, 2018/337-207, 2018/337-208, 2018/337-209, 2018/337-210 (all dated February 2018). Design and Access Statement,, Arboricultural Survey RT-MME-126117 Rev A.

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

Conditions:

- 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: 2018/337-101, 2018/337-102, 2018/337-103, 2018/337-104, 2018/337-105, 2018/337-106, 2018/337-107, 2018/337-108, 2018/337-109, 2018/337-201, 2018/337-202, 2018/337-203, 2018/337-204, 2018/337-205, 2018/337-206, 2018/337-207, 2018/337-208, 2018/337-209, 2018/337-210 (all dated February 2018). Design and Access Statement,, Arboricultural Survey RT-MME-126117 Rev A.

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

#### Informatives:

- 1 Reason for granting permission-

The application seeks to extend the centre dwelling of a two-storey 1950s terrace in the former grounds of Rosslyn Chapel. The terrace is not defined as making a positive or negative contribution to the conservation area. Although the rear roof of the terrace has not previously been altered, the design of the terrace is less sensitive to change than other buildings in the area.

The simple design and high quality materials of the proposed rear dormer extension would integrate well with the scale and unassuming qualities of the terrace. The dormer would be modest in size, measuring 1.7m tall, 3m wide and 2.2m deep. Although the dormer would be set below the roof ridge slightly less than the 500mm recommended by CPG1, it is subordinate to the host building, aligns with the windows below and is well set in from the sides, and would preserve the overall integrity of the roof form. The proposed roof lights to the front and rear are small in scale and number, align with the windows below and would be flush with the roof slope.

As such, the dormer and roof lights would not cause harm to the character or appearance of this part of the Hampstead Conservation Area. By virtue of its scale and appropriate design, the proposed development would not adversely affect the setting of the Grade II listed Rosslyn Hill Chapel. The dormer would face the rear garden, and would not result in a loss of privacy to the gardens or windows of adjoining properties. The works would similarly not result in a harmful loss of natural light or outlook to any neighbouring resident.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning and appeal history of the site has been taken into account when

coming to this decision. No objections and two letters of support were received in respect of the original version of the proposal, which sought a large rear dormer. The current scheme is substantially reduced, and would not have a greater material impact than the original proposal.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

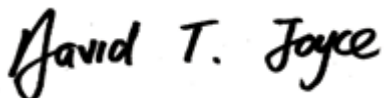
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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