

Application ref: 2017/6607/P
Contact: Lisa McCann
Tel: 020 7974
Date: 6 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Lucy Read Architects
13 Retcar Place
London
N19 5TT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Flat B Ospringe Road
London
NW5 2JD

Proposal:

Erection of rear dormer window and installation of 2 no. rooflights in the front roof slope and 1 no. rooflight in the rear roofslope of the self-contained flat.

Drawing Nos: 05_1000, 05_6011 Rev E, 05_2000 Rev A, 05_2001 Rev A, 05_2002 Rev A, 05_2003 Rev A, 05_2004 Rev A, 05_2003 Rev A, 05_2004 Rev A, 05_2010 Rev A, 05_2011 Rev A, 05_2012 Rev B, 05_2013 Rev F, 05_2015 Rev D, 05_5000 Rev A, 05_5011 Rev F, 05_5012 Rev E, 05_6000 Rev A.

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 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:

05_1000, 05_6011 Rev E, 05_2000 Rev A, 05_2001 Rev A, 05_2002 Rev A, 05_2003 Rev A, 05_2004 Rev A, 05_2003 Rev A, 05_2004 Rev A, 05_2010 Rev A, 05_2011 Rev A, 05_2012 Rev B, 05_2013 Rev F, 05_2015 Rev D, 05_5000 Rev A, 05_5011 Rev F, 05_5012 Rev E, 05_6000 Rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed rear dormer and roof lights are considered to form proportionate extensions and alterations that respect the character and setting of the host and neighbouring properties.

The proposed rear dormer would measure 2.3m (height) and would extend 3.1m (width) on the rear roof slope of the host dwelling. It would be set down from the original ridgeline by approx. 0.5m, set up 0.6m from the eaves and set in 0.7m from shared boundary of the property, complying with Camden's CPG1 guidance. Given the site context and the scale and siting of the existing neighbouring rear dormers, on balance the proposed dormer would not be out of keeping with the character and appearance of the surrounding properties and is considered acceptable in this instance. Overall this element of the proposal is considered to appear as a subservient addition to the host property.

The installation of two roof lights to the front roof slope and one to the rear of the property is considered to form modest alterations to the roof that would not result in a detrimental impact to the character of the host property or surrounding area.

Overall, due to the scale and location of the proposal, the proposal would not be detrimental to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

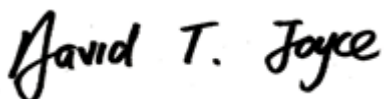
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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