

Application ref: 2018/1068/P  
Contact: Thomas Sild  
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Date: 2 May 2018

**Development Management**  
Regeneration and Planning  
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Edward Williams Architects  
116 Princedale Road  
London  
W11 4NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**21 Patshull Road**  
**London**  
**NW5 2JX**

Proposal: Erection of dormer roof extension to side roof slope

Drawing Nos: Site Location Plan (0300 Rev A), 0203 Rev C, 0204 Rev B, 0205 Rev B, 0209 Rev B, 0210 Rev C, 0211 Rev C, 0212 Rev B, 3003 Rev G, 3004 Rev E, 4000 Rev G, 4001 Rev G, 4002 Rev E 4100 Rev F, 4103 Rev C

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: Site Location Plan (0300 Rev A), 0203 Rev C, 0204 Rev B, 0205 Rev B, 0209 Rev B, 0210 Rev C, 0211 Rev C, 0212 Rev B, 3003 Rev G, 3004 Rev E, 4000 Rev G, 4001 Rev G, 4002 Rev E 4100 Rev F, 4103 Rev C

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed side dormer roof extension would not be visible when viewed in long views along Patshull Road and would have only limited visibility when facing the property due to the building's height, shallow roof pitch and proximity to the neighbouring house, no. 23.

Side dormers of similar size and design are a common feature along both sides of Patshull Road, and are considered to have negligible impact on the overall character and appearance of the conservation area.

No. 21 is part of a semi-detached pair with no. 19, which does not feature a side roof extension. Both side roof slopes of the pair are not visible at the same time when viewed from various angles along Patshull Road; although it is acknowledged that there are longer views of the pair from Bartholomew Villas. The dormer would join the top roof slope and slope downwards by 250mm. Although the dormer would not comply with CPG1 recommendations, it would be similar to the majority of other side dormers along Patshull Road, and the set back of 1.42m from the eaves would reduce visibility of the dormer from street level. Overall, the proposed dormer would be fairly small and is considered a subordinate addition to the roof slope which would not harm the character of the host building or the wider conservation area.

The proposals were revised to introduce a pitched roof slope to the dormer and change the facing material to provide a more appropriate lead exterior given the building's age and 19th Century architectural style, and is considered to create a more visually recessive appearance. On balance, given the low visibility and acceptable facing material the proposal is not considered to be detrimental to the existing character of the conservation area.

Due to the siting and scale of the extension, it would not result in significant impact on neighbour amenity by way of loss of daylight or outlook. Given existence of other side facing windows on the property and that the proposed window will serve a stairwell rather than a habitable room, it is not considered to result in unacceptable impact by way of increased overlooking or loss of privacy.

No objections have been received. The site and surrounding area's planning

history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has also been attached 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

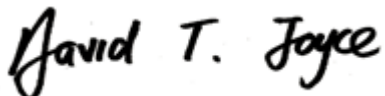
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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