

Application ref: 2018/1563/P  
Contact: Lisa McCann  
Tel: 020 7974 1568  
Date: 22 May 2018

**Development Management**  
Regeneration and Planning  
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Nuspace  
965 Fulham Road  
London  
SW6 5JJ UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**19 Birchington Road**  
**London**  
**NW6 4LL**

Proposal:  
Erection of rear dormer and installation of 3 roof lights on the front roof slope  
Drawing Nos: 101 (P), 102 (P), 103 (P), 104 (P), 105 (P), 106 (P), 107 (P), 108 (P), 109 (P),  
110 (P).

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: 101 (P), 102 (P), 103 (P), 104 (P), 105 (P), 106 (P), 107 (P), 108 (P), 109 (P), 110 (P).

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 is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. The proposed rear dormer would be set in from the ridgeline, eaves and side party walls by at least 0.5m in compliance with Camden's CPG1 design guidance. Given the context of the application site and the scale and siting of similar rear dormers on nearby properties, it is considered on balance that the proposed dormer would be relatively subordinate to the roofscape and would not be out of keeping with the character of the surrounding area. Overall this extension would not harm the character and appearance of the host property and streetscene as viewed from the rear.

The three roof lights to the front roof slope of the property are considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also 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.

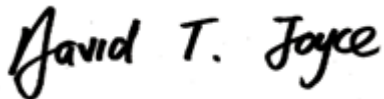
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

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