

Application ref: 2018/1419/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 24 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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gfplanning Limited
1 Woodlands Avenue
Wanstead
London
E11 3RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Eldon Grove
London
NW3 5PS

Proposal:

Erection of side dormer window, enlargement and alterations to rear dormer window with associated rear terrace
Drawing Nos: TQRQM18064112624247, Heritage statement, 002, 003, 004, 005, 006, 100, 101, 102.

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:

TQRQM18064112624247, Heritage statement, 002, 003, 004, 005, 006, 100, 101, 102.

Reason:

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

- 4 Prior to the occupation of the development hereby permitted, the side dormer window shall be provided with obscure glazing and fixed shut so that it is non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently retained as such.

To safeguard the residential amenity of neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed side and rear dormer and associated rear terrace are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties.

The proposed rear dormer would measure a height of 2.3m and span a width of 2.6m along the rear roof slope of the host dwelling. It would be set down from the original roofline by approx. 0.2m, set up 0.5m from the eaves and set in a minimum of 0.7m from shared boundary of the property. The associated terrace area to the rear dormer would cover a footprint of 4sqm and include a black painted metal boundary treatment.

The proposed side dormer would measure a height of 1.2m and span a width of 1.9m along the north west facing side roof slope of the host dwelling. It would be set down from the original ridgeline by approx. 0.2m, set up 1.5m from the eaves and set in a minimum 0.8m from the roof slope of the property. The proposed development does not fully comply with Camden's GP1 guidance which advises that dormers should have a set down of 0.5m from the original roofline. However it was noted on site visit that a rear dormer with a terrace is currently in situ at the adjoining property no. 6. A side dormer was also allowed at appeal at this adjoining property in 2014 under appeal reference APP/X5210/A/14/2213604. The proposed rear dormer with associated rear terrace and side dormer are a similar size, design and siting as the neighbouring development which is currently in situ and which was won at appeal. It was also noted on site visit that side and rear dormers appear to be a common form of development in situ at neighbouring properties in the surrounding area and is therefore considered to already form part of the

character of the Fitzjohns Netherhall conservation area. Therefore, given the site context of the application site, the appeal history, and scale and siting of existing neighbouring development, on balance the proposed development would not be out of keeping with the character of the surrounding area and is considered acceptable in this instance. Overall the proposed development is considered to appear as suitably subservient additions to the host property.

A condition shall ensure that the proposed side dormer window is obscure glazed and fixed so that it is non-openable at a height less than 1.7 metres above the finished floor level. This condition will ensure that the residential amenity of neighbouring occupiers is safeguarded. Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

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

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

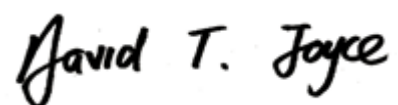
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning