

Application ref: 2018/1150/P  
Contact: Lisa McCann  
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Date: 6 June 2018

**Development Management**  
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Malcolm Fryer Architects  
Unit 7 The Ivories  
6 Northampton Street  
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N1 2HY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**26 Pilgrim's Lane  
London  
NW3 1SN**

Proposal:

Erection of dormer window to rear roof slope and replacement of artificial slate to rear roof slope with traditional welsh slate.

Drawing Nos: PROS01, PLEX01, PLEX02, PLPR01(REV C), PLPR02 (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:

PROS01, PLEX01, PLEX02, PLPR01(REV C), PLPR02 (REV C).

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

- 4 The windows hereby approved on the north-east and south-west facing flank walls of the proposed rear dormer shall be provided with obscure glazing and fixed so that they are non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently maintained as such.

Reason: 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 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 measure a height of 1.3m and span a width of 3.2m along the rear roof slope of the host dwelling. It would be set down from the original ridgeline by approx. 0.5m, set up 0.5m from the eaves and set in a minimum of 1.1m from shared boundary of the property complying with Camden's CPG1 guidance.

Given the site context of the application site and the scale and siting of existing neighbouring rear dormers, on balance the proposed dormer would not be out of keeping with the character of the surrounding area and is considered acceptable in this instance. This element of the proposal is considered to appear as a suitably subservient addition to the host property. The proposal also includes replacing the existing roof tiles on the rear roof slope of the subject property with natural Welsh slate roof tiles. The plans submitted are annotated stating that the proposed tiles would match the colour and gauge of adjoining properties. This element of the proposal is considered to appear as high quality materials which would respect the context of the host building and site surroundings and is welcomed. Overall the proposal is considered to be an appropriate design with suitable materials and would preserve the character and appearance of the host building and Hampstead Conservation Area.

The design of the proposed rear dormer includes two fixed side windows to the flank walls of the dormer. In order to prevent any overlooking from these windows or loss of privacy for adjoining occupiers, a condition shall ensure that the proposed side windows on the flank walls of the proposed dormer are obscure glazed and

fixed so that they are 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. There are therefore no concerns regarding impact on the residential amenity of neighbouring occupiers in this regard. 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.

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

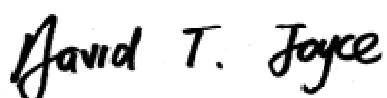
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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