

Application ref: 2018/2002/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 29 June 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

Mr & Mrs Brimelow
Flat 4, 9 Mackeson road
London
NW3 2LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 9
4 Mackeson Road
London
NW3 2LU

Proposal: Alterations to existing dormer including increase in depth, alterations to fenestration and replacement of glazed balustrade with metal railings; replacement of all single glazed timber sash windows with double glazed units

Drawing Nos: 16050-3-011; 16050-3-012; 16050-3-013; 16050-3-014; 16050-3-015;
Design & Access Statement ref. 16050 - A30--001A

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: 16050-3-011; 16050-3-012; 16050-3-013; 16050-3-014; 16050-3-015; Design & Access Statement ref. 16050 - A30--001A

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

Informative(s):

- 1 Reasons for granting permission.

The proposal to extend part of the existing dormer over the terrace would slightly increase its depth but have no impact on its width or height. The alteration would not make the dormer significantly more prominent than the existing situation and is therefore considered acceptable. The surrounding roofscape demonstrates a range of dormer styles, including larger examples, and so the proposal would not introduce an incongruous addition.

For a more slimline appearance, it is proposed to reconfigure and replace the timber dormer doors with aluminium-framed doors and window which is considered to be an appropriate material change for a non-original addition to the property. The proposal would also replace an existing glazed balustrade with black metal railings of the same height which are considered to be more appropriate for the conservation area setting.

The replacement of all single glazed windows with double glazed units is considered acceptable given the material, style and colour would match the existing windows.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid 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.

By virtue of the scale and nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One comment has been received prior to making this decision which has been duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with the London Plan 2016 and the National Planning Policy Framework.

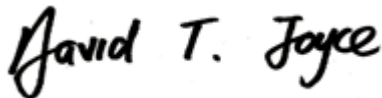
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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