

Application ref: 2018/2138/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 18 July 2018

Development Management
Regeneration and Planning
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Kevin English
13 Highwood Grove
Mill Hill
London
NW7 3LX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Langbourne Avenue
London
N6 6AL

Proposal:
Erection of dormer roof extensions to side and rear.
Drawing Nos: Site Location Plan. Existing: LB01, LB02, LB05, LB07, LB09. Proposed:
LB03 (Rev. C), LB04 (Rev. A), LB06 (Rev. C), LB08 (Rev. B), LB10 (Rev. A)

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. Existing: LB01, LB02, LB05, LB07, LB09. Proposed: LB03 (Rev. C), LB04 (Rev. A), LB06 (Rev. C), LB08 (Rev. B), LB10 (Rev. A)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side dormer measures 2.1m (W) x 1.9m (D) x 2.1m (H), with a hipped end and tiled cheeks. The rear dormer would be identical in design, and measure 2.6m (W) x 2.8m (D) x 2.4m (H). Both dormers would be appropriately sited away from the roof ridge and eaves. The design and materials of both dormers would be sympathetic to the host building and similar to roof dormers on immediate neighbouring properties at No. 14 and No. 18 and the broader conservation area. The timber framed fenestration would be appropriate for the siting at high level in a conservation area. As such, both dormers would be acceptable in design terms.

The side dormer would contain a staircase, which would overlook a roof dormer understood to contain a staircase at No. 18. This would be acceptable in that the arrangement would not harm privacy to a habitable room. The rear dormer would have an outlook to the rear garden and not result in a harm to the privacy afforded to neighbours on St Anne's Close on account of the 30m distance between properties.

An objection was received by the Holly Lodge Estate Conservation Area Advisory Committee, however was subsequently withdrawn following amendments to the scheme. The planning history of the site has been taken into account in taking this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal complies with Policies D1 and D2 of the London Borough of Camden Local Plan 2017, Policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017 and the Holly Lodge Estate Conservation Area Assessment and Management Strategy 2012. It is also in general accordance with the London Plan 2016 and the 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,

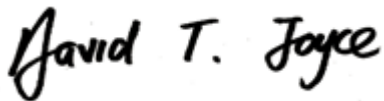
- access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control 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

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