

Application ref: 2018/1824/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 3 August 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

Redmond Ivie Architects
10 Barley Mow Passage
London
W4 4PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
250 and 252 Kilburn High Road
London
NW6 2BS

Proposal:

Joint roof extension to No. 250 and 252 involving raising the ridge height and 2x rear dormers.
Drawing Nos: Site location plan, block plan, 991/01 A, 991/02 A, 991/03, 991/04, 991/08 C, 991/10, 1019/01, 1019/02, 1019/03, 1019/04 Rev.B and 1019/05.

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:

Site location plan, block plan, 991/01 A, 991/02 A, 991/03, 991/04, 991/08 C, 991/10, 1019/01, 1019/02, 1019/03, 1019/04 Rev.B and 1019/05.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a joint roof extension to No.250 and 252 involving raising the ridge height, 2x rear dormers, 2x rooflights and 2x side windows. Although, the roof extension is a non-traditional mansard roof it does comply with CPG1 which outlines that the rear slope should be angled by no more than 70degrees. It is considered that in the context of the street that the 0.8m increase in height to the ridge would not make the roof form appear as a dominant feature when viewed from the street, particularly with the scale of the adjacent new building granted recently at 246-248 Kilburn High Road (2017/3206/P).

The dormers are set at least 0.5m away from all edges of the roof and appear as subordinate features in relation to the roofslope. The scale and siting of the proposed front roof lights to No.250 and two side windows on the North West elevation of No.252 are acceptable. Revisions were received changing the window materials from pvc to timber which is welcomed for environmental reasons. Overall the proposal is not considered to cause harm to the character and appearance of the host property, streetscene or wider area.

Given the roof extension, associated dormers and the front roof light's siting and separation distance to neighbouring properties, it is not considered that these elements would have an adverse impact in terms of overlooking, loss of privacy or light. Two windows are proposed on the North West elevation of No.252 facing onto No.256 Kilburn High Road, one at fourth floor which will serve a stairwell and bathroom respectively and one at fifth floor serving a new bedroom. All new side windows will face onto the blank gable wall of No.256, this aspect is not considered to impact on the amenity of this property in terms of loss of privacy or overlooking.

The site's planning history has been taken into account when coming to this decision. It is considered that the reduction in scale of the dormers and the reduced angle of the roof extension overcomes the reason for refusal in the previous scheme. No comments were received following statutory consultation.

Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies A1 and D1 of the London Borough of Camden Local Plan (2017). The development also accords with the NPPF and the London Plan 2016.

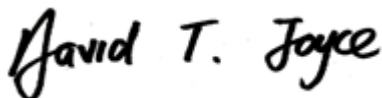
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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