

Application ref: 2018/2545/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 9 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

Edward Williams Architects
116 Princedale Road
London
W11 4NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Patshull Road
London
NW5 2JX

Proposal:

Erection of a single-storey ground floor side extension; Erection of dormer roof extensions to side and rear roof slopes; Alteration of existing ground floor rear door and window
Drawing Nos: Site Location Plan 0300 Rev A, Planning, Design, Access and Significance Appraisal, 0200 Rev D, 0203 Rev D, 0207 Rev A, 0209 Rev C, 0210 Rev C, 0211 Rev C, 0212 Rev C, 3000 Rev K, 3003 Rev J, 3004 Rev F, 4000 Rev H, 4001 Rev K, 4002 Rev F, 4102 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: Site Location Plan 0300 Rev A, 0200 Rev D, 0203 Rev D, 0207 Rev A, 0209 Rev C, 0210 Rev C, 0211 Rev C, 0212 Rev C, 3000 Rev K, 3003 Rev J, 3004 Rev F, 4000 Rev H, 4001 Rev K, 4002 Rev F, 4102 Rev C

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks to combine two recently consented extensions, and proposes an additional dormer extension to the rear roof slope and alterations to a ground floor rear window and door.

Dormer windows of a similar size and design are a common feature along both sides of Patshull Road, and if appropriately sized and sited are considered to have negligible impact on the overall character and appearance of the conservation area.

The proposed rear dormer would be similar in scale and design to that approved on the side roof slope. The dormer would join the top roof slope and slope downwards by 0.25m to mitigate its prominence. Although the dormer would not be in strict compliance with CPG1 recommendations, it would be similar to the majority of other dormers along Patshull Road. It is also noted that an appeal was allowed for rear and side dormers at 73c Patshull Road (2013/7328/P) and the inspector highlighted that the guidance does not set out a rigid approach as it states that 'usually a 500mm gap is required' and that 'there are no distant views to the roofline which could be affected or harmed'.

The set back of 1.4m from the eaves combined with the large central chimney stack running across between nos. 19 and 21 would reduce the prominence of the dormer from side views. The use of lead facing is appropriate to the building's age and 19th Century architectural style, and is considered to create a visually recessive appearance. Overall, the proposed dormer would be modest in scale and is considered a subordinate addition to the roof slope which would not significantly harm the character of the host building or the wider conservation area.

The proposed alteration to the ground floor rear window would match the existing style and material of the adjoining windows, and would not significantly impact the character of the house. No objection is raised to the replacement of the existing store door with a timber, part glazed replacement.

The proposed side roof slope dormer extension was previously assessed and granted permission under 2018/1068 dated 02/05/2018. The extension's design, siting and impact was on balance considered acceptable within the context of the host building and the surrounding conservation area.

The proposed side extension has been previously assessed and granted permission under 2017/7060/P dated 19/02/2018. The extension would further infill the gap between the existing house and the boundary with no 23 Patshull Road. This extension was considered acceptable due to its positioning at a lower level only in front of an existing rear extension, and set back from the front building line.

Due to the proposals' scale and sitings, there would not be significant impact to the amenity of adjoining occupiers in terms of loss of daylight, outlook or privacy.

No comments have been received following statutory consultation. The site's planning history was taken into account when coming to 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan and accords with 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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning