

Application ref: 2018/2167/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 15 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Riccardo Milletari
Get Turner
267 Poyser Street
London
E2 9RF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st 2nd And 3rd Floor
40 Sherlock Road
London
NW3 2HS

Proposal:

Erection of front dormer window and conservatory on second floor level rear roof terrace

Drawing Nos: 292_EX_00_REV A, 292_EX_01_REV A, 292_EX_02_REV A, 292_EX_03_REV A, 292_EX_04_REV A, 292_EX_05_REV A, 292_EX_06_REV A, 292_EX_07_REV A, 292_EX_08_REV A, 292_EX_09_REV A, 292_EX_10_REV B, 292_PR_01_REV A, 292_PR_02_REV A, 292_PR_03_REV B, 292_PR_04_REV B, 292_PR_05_REV A, 292_PR_06_REV A, 292_PR_07_REV A, 292_PR_08_REV A, 292_PR_09_REV B, 292_PR_10_REV B, Design & Access Statement (Get Turner Construction).

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

292_EX_00_REV A, 292_EX_01_REV A, 292_EX_02_REV A, 292_EX_03_REV A, 292_EX_04_REV A, 292_EX_05_REV A, 292_EX_06_REV A, 292_EX_07_REV A, 292_EX_08_REV A, 292_EX_09_REV A, 292_EX_10_REV B, 292_PR_01_REV A, 292_PR_02_REV A, 292_PR_03_REV B, 292_PR_04_REV B, 292_PR_05_REV A, 292_PR_06_REV A, 292_PR_07_REV A, 292_PR_08_REV A, 292_PR_09_REV B, 292_PR_10_REV B, Design & Access Statement (Get Turner Construction).

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The development proposes the erection of a front dormer window and conservatory on the second floor level rear roof terrace. These extensions have been previously granted at this site in applications 2014/3543/P, 2014/3544/P and 2015/4090/P.

The proposed front dormer window would have an acceptable design, generally complying with CPG in that it is set well within the roof slope, away from party walls and eaves. The site is located within the Mansfield Conservation Area where a number of streets contain buildings with front dormer windows including the adjacent property at no. 38. In this context the proposed front dormer window extension would not harm the character of the streetscene or conservation area.

The proposed conservatory on the second floor rear roof terrace would be commensurate with the existing conservatory extension at no. 38, which has a similar scale and depth. There are also many examples in the area of extensions to the rear of a similar scale and design. The conservatory would therefore not detract from the character of the building or conservation area.

The dormer window, by reason of its position, size and fronting the street, would not result in an un-neighbourly development by way of overlooking or loss of light. The rear conservatory extension, by reason of its scale, height, depth and orientation would not result in a loss of light, loss of privacy or overbearing impact on No.42. The extension is screened by a brick wall from No.38. As such, the proposed scheme would not impact upon neighbouring properties, by way of loss

of light, overshadowing or an overbearing impact.

The planning history of the site have been taken into account when coming to this decision. The objection from the neighbouring resident has also been considered and a consultation summary has been completed.

The proposal is considered to preserve the character 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

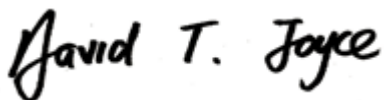
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 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