

Application ref: 2018/3885/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 1 October 2018

Development Management
Regeneration and Planning
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London
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Survey Design (Harrow) LTD
93 Elm Drive
North Harrow
HA2 7BY UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**73 Parkhill Road
London
NW3 2XY**

Proposal:

Erection of rear dormer and replacement side dormer. Insertion of side first floor window and 2x rear rooflights

Drawing Nos: 073/PAR/001 and site location plan.

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 policies 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:

073/PAR/001 and site location plan.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer would measure a height of 1m, depth of 1.1m and a width of 1.3m. It would be set away from the ridgeline, eaves and sides by more than 0.5m which complies with guidance. Due to its small scale and siting public views would be limited. Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property. It is considered to preserve the character and appearance of the host property and the conservation area. The proposed replacement side dormer will match the dimensions and design of the existing. The materials of both dormers will match the existing.

A first floor side timber window is proposed which is modest in scale and it will face onto a block of flats opposite. The installation of two rear roof lights to the ground floor roof slope are considered to form modest and unobtrusive additions. The scale, siting and design of the proposed rear dormer, replacement side dormer, side window and rooflights are considered to form proportionate additions that respect the character and setting of the host property and the conservation area.

The first new first floor window will not face directly onto the side windows of Rose Bush Court and will serve a staircase, it is not considered to contribute to direct overlooking or loss of privacy to this neighbouring property. Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any neighbouring residential occupiers in terms of loss of light, outlook or privacy.

No objections were received during the statutory consultation period. The site's planning history was taken into account in coming to this decision. It is considered that this proposal overcomes the previous reason for refusal in planning ref. 2014/2240/P.

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 (ERR) 2013.

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 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).

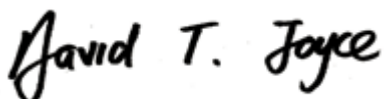
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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