

Application ref: 2018/3573/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 2 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Hugh Tuffley Architects
134A Haverstock Hill
London
NW3 2AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**136A Haverstock Hill
London
NW3 2AY**

Proposal: Installation of 1 x rear dormer window; installation of 2 x roof lights to the front roof slope and 1 x roof light to the side roof slope

Drawing Nos: 1198-P-000, 1198-P-001, 1198-P-002, 1198-P-003, 1198-P-004, 1198-P-005, 1198-P-101, 1198-P-102C, 1198-P-103C, 1198-P-104, 1198-P-105B & 1198-P-106B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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: 1198-P-000, 1198-P-001, 1198-P-002, 1198-P-003, 1198-P-004, 1198-P-005, 1198-P-101, 1198-P-102C, 1198-P-103C, 1198-P-104, 1198-P-105B & 1198-P-106B.

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

- 4 The roof lights hereby permitted shall be conservation style finishing flush with the roofslope.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The application site is a four storey, end of terrace property which has been subdivided into two duplexes. The property is within the Parkhill Conservation Area and is noted as a 'positive contributor'; it is not a listed building, and there are no listed buildings within the immediate vicinity.

Whilst some of the properties within the surrounding area have overly large and incongruous roof additions (including similar properties to the south-east of this site), the roofs of the terraces at nos. 136-140 Haverstock Hill have been altered in a more sympathetic way. Rooflights can be seen at the front elevation of no.138, as well as a rear rooflight and a recessed dormer, and a

side rooflight is visible on no.140.

The rooflights proposed are considered to be of an acceptable siting, scale and design and would not result in harm to the character and appearance of the property, adjoining terrace, or surrounding conservation area. Whilst these rooflights may be publically visible in glimpses, particularly from the other side of the road along Haverstock Hill and on the approach from the south-east, they would not be immediately prominent. A condition has been placed on the approval to ensure these are conservation style finishing flush with the roof slope to ensure they remain as discreet as possible.

The rear dormer window has been appropriately sited in line with the windows below, and is appropriately scaled, being smaller than the windows below, so the building form remains legible. It is acknowledged that the dormer is set in from the sides, ridge and eaves of the roof and has been appropriately styled with slim cheeks and a sash window to match the existing property. The material finish of white painted timber casements, and hanging slate cheeks is similarly considered to be appropriate. Being sited to the rear of the property, the dormer would not be immediately visible or prominent within the public realm, and in any event, would be of an appropriate siting, scale, design and material finish. As such, it causes no harm to the character, appearance or historic interest of the conservation area and is considered to be acceptable.

The proposal is considered to preserve the character and appearance 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.

Given the siting, scale and design of the proposed alterations, the proposal is considered not to result in undue harm to neighbouring amenities. Whilst an additional level of overlooking may be achievable to the rear of the site, given the existing arrangement this would not constitute undue harm. Similarly it is noted that the side facing rooflight is proposed to be obscure glazed.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

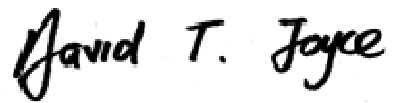
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning