

Application ref: 2018/3444/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 10 October 2018

Development Management
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London Borough of Camden
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Edwards Rensen Architects
24 Sotheby Road
London
N5 2UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 Dartmouth Park Road
London
NW5 1SN

Proposal:
Widening of existing dormer window in the rear roof slope by 800mm
Drawing Nos: P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P12;
P-13; P-14; P-15; P-16; Design and Access Statement July 2018.

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:

P-01; P-02; P-03; P-04; P-05; P-06; P-07; P-08; P-09; P-10; P-11; P12; P-13; P-14; P-15; P-16; Design and Access Statement July 2018.

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

Informative(s):

- 1 Reasons for granting permission:

The existing building includes two dormer windows in the rear roof slope. The proposal would enlarge the dormer located further to the edge of the building, by 80cm, maintaining the same height and forward projection. The proposed enlargement, due to its modest size would preserve the appearance of the rear elevation and the building as a whole.

The existing dormer currently includes a plastic framed sash window, which would be replaced with a timber framed sash window which is considered an improvement to the current situation.

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.

In terms of impact on the amenity, the proposed dormer enlargement due to its position, projection, and detailed design, is not considered to cause any significant harm to the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

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

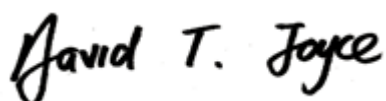
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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 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

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