

Application ref: 2018/3678/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 19 October 2018

Development Management
Regeneration and Planning
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Giles Hardy Ltd
54 Gowlett Road
LONDON
SE15 4HY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
41 Hollycroft Avenue
London
NW3 7QJ

Proposal: Erection of dormer roof extension including replacement of 2 roof lights to rear roof slope and addition of 2 roof lights to front roof slope all at fourth floor level

Drawing Nos: Site location plan, 103 Rev A, 105, 203 Rev A, 205 Rev A, 207, 104 Rev B, 106 Rev B, 204 Rev C, 206 Rev C, 208

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, 103 Rev A, 105, 203 Rev A, 205 Rev A, 207, 104 Rev B, 106 Rev B, 204 Rev C, 206 Rev C, 208

Reason:

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

- 4 All new rooflights shall be conservation type as shown on the drawings hereby approved.

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.

Informative(s):

- 1 Reasons for granting permission

The proposed rear dormer extension would be modest in scale, no greater in size than the third floor level dormer below, and set down 0.5m below the roof ridge in line with CPG design guidance to limit projection into the roof line. The dormer would be faced in lead to emulate that below, with timber window frames and fenestration detail to complement the host building.

Overall the dormer would be sensitive to the building's architectural style and proportions, maintaining the overall structure of the roof form.

The adjoining semi, no. 39 enjoys front facing roof lights at fourth floor level and roof lights are found to be characteristic of the surrounding roof scape more widely. The proposed roof lights at no. 41 would be of conservation type, being flush with the roof slope and all of an acceptable scale and siting. As such they would not result in significant harm to the character or appearance of the host building or surroundings. A planning condition requiring conservation type roof lights will be added to this permission. The works are not considered to result in any impact to the setting of the adjacent listed building (no.43).

Following concerns with the original scheme, plans were revised to reduce the proposed dormer size to lessen its impact on the roof slope and host building's appearance.

Given the siting and scale of the development no significant impact on neighbour amenity would arise from these proposals.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area and adjacent listed buildings, under s.66 and 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. The proposed development also accords with the policies of the London Plan 2016 and 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).

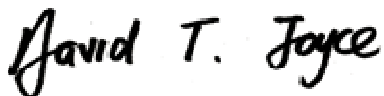
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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