

Application ref: 2018/3619/P  
Contact: Laura Hazelton  
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Date: 31 October 2018

**Development Management**  
Regeneration and Planning  
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Milan Nedelkovic Ltd  
83/8 Ladbroke Grove  
London  
W11 2HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2nd And 3rd Floor**  
**97 Regents Park Road**  
**London**  
**NW1 8UR**

Proposal: Loft conversion and erection of rear dormer window.

Drawing Nos: 97RPR/11/A01, 97RPR/11/A02, 97RPR/11/A03, 97RPR/11/A04, 97RPR/11/A05, 97RPR/11/A11, 97RPR/11/A12 rev A, 97RPR/11/A13 rev A, 97RPR/11/A14, 97RPR/11/A15 rev A, 97RPR/03/SP01, and Design and Access Statement dated 12 May 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 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: 97RPR/11/A01, 97RPR/11/A02, 97RPR/11/A03, 97RPR/11/A04, 97RPR/11/A05, 97RPR/11/A11, 97RPR/11/A12 rev A, 97RPR/11/A13 rev A, 97RPR/11/A14, 97RPR/11/A15 rev A, 97RPR/03/SP01, and Design and Access Statement dated 12 May 2018.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a rear dormer. The original proposal was revised to reduce the size of the dormer and ensure it is set back by at least 500mm from the roof eaves and party walls in line with Camden's planning guidance. Although the dormer window would not be set down by 500mm from the roof ridge (with a proposed set down of 240mm), this is considered acceptable in this instance. It would retain a sufficient separation distance between the ridge and dormer roof and would not be out of character given the pattern of surrounding development. Large dormers were granted at no.99 (ref: 2015/3190/P) and at no.95 (ref: 2016/0572/P) of a similar size and position on the roofslope to the current proposals.

The dormer would be finished in slate tiles to match the existing roof, and would feature timber framed doors with metal Juliet balcony and timber sash window to match the fenestration of the dormer at adjoining property no.99. The size of the proposed dormer and its detailed design are considered acceptable and would be sympathetic to the host building and wider terrace of properties. As such, the proposed development would preserve the character and appearance of the host building and this part of the Primrose Hill Conservation Area.

The proposed development would not cause harm to neighbouring amenity due to the distance of the new windows from the nearest neighbouring buildings. Likewise, due to the size and location of the extensions, they would not harm neighbouring outlook or daylight.

No objections have been received prior to the determination of this application. The Primrose Hill CAAC have confirmed they have no objection to the proposals as the main roof ridge height and front roof slope are preserved.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 2018.

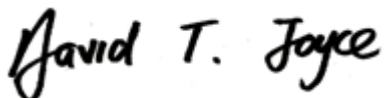
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2018.

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