

Application ref: 2018/1594/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 12 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mr Islay Robinson  
12 Flat A Inglewood Road  
London  
NW6 1QZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**12 Inglewood Road**  
**London**  
**NW6 1QZ**

Proposal:

Replacement and enlargement of existing front facing dormer window

Drawing Nos: Location Plan (unnumbered), Existing & Proposed Plan (dated 24.09.18) (unnumbered), Existing & Proposed Roof Plan (dated 24.09.18) (unnumbered), Existing & Proposed Elevation (dated 24.09.18) (unnumbered), and Existing & Proposed Side Elevation (dated 24.09.18) (unnumbered)

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: Location Plan (unnumbered), Existing & Proposed Plan (dated 24.09.18) (unnumbered), Existing & Proposed Roof Plan (dated 24.09.18) (unnumbered), Existing & Proposed Elevation (dated 24.09.18) (unnumbered), and Existing & Proposed Side Elevation (dated 24.09.18) (unnumbered).

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

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 comprises a three storey (plus roof additions) mid-terraced late Victorian building, subdivided into two duplexes, within a street of similar properties on the northern side of Inglewood Road. The property is within the West End Green Conservation Area, and is noted as a positive contributor within the Conservation Area Appraisal and Management Strategy. There are no nearby listed buildings which would be impacted as a result of the works.

CPG1 (Design) advises that roof alterations are likely to be acceptable where there is an established form of roof addition to a group of similar buildings and where continuing the patterns of development would help to re-unite the group. All of the properties along this side of Inglewood Road have dormers to the front roof slope of varying siting, scale, design and material finish. The principle

of the dormer is therefore thought to be acceptable.

The proposal made here has been amended since the original submission, away from matching the existing front dormer at no.10, to form a timber casement sash window aligned with the fenestrations of the floors below. Whilst it is acknowledged that the enlarged dormer would be more prominent than the existing discreet dormer window which it is proposed to replace, given the proposed siting, scale, design and material finish of the dormer, this is considered to be acceptable. The enlarged dormer would be sympathetic to the host property and surrounding area, serving to compliment the character, appearance and historic interest of the property and surrounding conservation area.

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.

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.

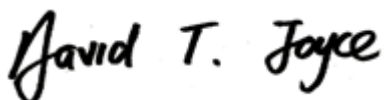
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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

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