

Application ref: 2018/3836/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 10 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Fast Plans
6 Winsham Grove
London
SW11 6ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
56 Loveridge Road
London
NW6 2DT

Proposal:

Erection of dormer window in rear roofslope and insertion of 2 x rooflights in front roofslope.

Drawing Nos: A01 to A13 (inclusive) dated 26/11/2018.

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 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: A01 to A13 (inclusive) dated 26/11/2018.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

It is noted that approval was granted for a larger dormer at the host property (than now proposed under this current application) in 2012 (ref. 2012/2306/P) but which was never implemented. The rear dormer extension now proposed would be similar in scale to existing dormers located at several neighbouring properties within the wider rear terrace. The dormer would be set down below the roof ridge and in from the sides by 0.5m in line with Council Design Guidance in order to limit its projection into the roof line and minimise its visual prominence. The dormer would be faced to match existing materials and include white timber window frames to complement the host building. Therefore, in terms of design, materials, scale, and position, the proposed dormer is considered to be sensitive to the building's existing architectural style and proportions and to maintain the overall structure of the roof form and appearance within the wider rear terrace, and would be appropriate.

The proposed 2 rooflights would be of conservation type, being flush within the front roofslope, and would be acceptable in terms of materials, scale and siting especially given the presence of rooflights within the front roofscape at several neighbouring properties.

Overall therefore, the proposals would be in keeping with the character and appearance of the host building and wider rear terrace, as well as, being consistent with the objectives as set out in policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan, and as such, would be acceptable.

While it is recognised that planning permission was granted in 2012 (ref. 2012/2306/P) for a larger rear dormer, a 2nd floor glazed rear extension, and insertion of 3 front rooflights, initial concerns were nevertheless raised by the Council with regard to the size, position and design of the proposed dormer, the appropriateness of a glazed extension at 2nd floor level and the number of rooflights. Following the submission of amended drawings which show a re-sized and repositioned rear dormer, a reduced number of front rooflights, and the exclusion of the glazed rear extension entirely from the application, the proposals are considered to be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss

of privacy or overlooking to neighbouring properties.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2016, and the National Planning Policy Framework 2018.

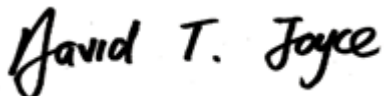
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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