

Application ref: 2018/1615/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 30 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Christopher Wickham Associates
35 Highgate High Street
London
N6 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

8 Manstone Road
London
NW2 3XG

Proposal:

Installation of 5 rooflights on the front and side roof slopes (retrospective), and erection of one rear dormer and two side dormers to create one self-contained studio flat
Drawing Nos: Site location plan, 8/10A, 10602/TP01B, Planning Design & Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 8/10A, 10602/TP01B, Planning

Design & Access Statement.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The host building contains a number of flats which were converted from a single dwelling house and was considered lawful under a certificate of lawfulness in 2015 under reference 2015/3853/P.

The subject site did contain unlawful development on the roof including two side dormers, a rear dormer and 5 rooflights. These dormers were large, dominant, of poor design and out of scale with the host dwelling and the surrounding area and were therefore unacceptable. Their removal and works to reinstate the roof were required and an enforcement notice was served to this effect.

Under application 2017/0343/P the revised side dormers proposed were considered acceptable as they were modest, subordinate in size to the roofscape and building; and due to their location have limited viewpoints from the public realm. The single rear dormer window was approved earlier under ref.2016/6049/P and therefore was not altered as part of this application.

A site visit at the subject site undertaken on the 16th November found that one existing side dormer had been removed from the roof and the other side dormer had been altered and currently under construction to be in line with the appeal permission. This is considered to overcome the issues raised in the enforcement notice. This planning application differs in design compared to the appeal permission by altering the design of the two side dormer windows and altering the design of the rear dormer window to create half hip dormers which are slightly wider than the approved appeal dormers.

Although hipped roof dormers were approved the half hip is not considered to be unacceptable design as it still maintains a part hipped roof and further aides in creating a good height internally to help provide a good usable space, so therefore it's considered acceptable.

The depth of the rear dormer is to increase from 2.1m (under appeal decision) to 2.5m, width from 1.75m (under appeal decision) - 2.1m, height is 2m (under appeal decision) - 1.8m. The side dormers under the appeal decision measured: 1.75m wide, 2.85m deep, 1.7m in height, the proposed side dormer

windows under this application measure: 2.83m wide, 1.8m deep and 1.8m in height.

The increases in the proposed subject scheme are considered to be modest increases alongside the allowed appeal scheme. The dormers still maintain their set back from the eaves and side ridges of the roofslope and would be less prominent than the previous existing dormers as there would be a clearer difference between the dormer windows and roof, due to their revised subordinate form and location. The half hipped roof design would not give a stark appearance but would have a soft appearance which is considered acceptable.

Therefore it is not considered the revised design of the dormer windows would cause harm to the subject dwelling or the surrounding area and is considered an improvement to the original unlawful dormer windows and therefore would be acceptable. The dormers would be in accordance with Policies A1, D1 and the CPG1.

Furthermore, this application also proposes a new self-contained unit for 1 person, 1 bedroom within the loft extension. The new self-contained unit would meet the Technical housing standards in regards to space standards. The requirement for a one person one bedroom unit is 37-39 sqm and the proposed unit comes in at 38sqm. Given the uneven head height within the loft, there were concerns in regards to the useable space within the unit. The agents provided an amended plan which demonstrated on the proposed plans that at least 75% of the floor space would have a minimum height of 2.3m which would be useable. The unit would allow adequate levels of daylight, outlook and have appropriate living standards.

The unit would also have access to the communal rear garden; and have its own private entrance at the top of the communal staircase similar to other flat within the existing building.

The proposed self-contained unit would be considered acceptable and is within accordance with policies A1, H1 and the guidance in the CPG2.

As such, the proposed development is in general accordance with Policies, A1, D1, H1, T1 and T2 of the London Borough of 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

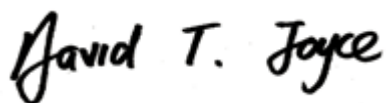
Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the 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

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