

Application ref: 2019/1205/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 18 April 2019

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Picardi Architects  
Lichfield Studiod  
119 Oxford Gardens  
London  
W10 6NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4**  
**3rd Floor**  
**17 Steele's Road**  
**London**  
**NW3 4SH**

Proposal: Enlarge rear dormer with French window and small balcony. Relocate rooflight and install additional rooflights. Replace windows to front dormer.

Drawing Nos: 03; 04; 05; 13; 14; 15.  
Design & Access Statement prepared by Picardi Architects.

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:  
03; 04; 05; 13; 14; 15.  
Design & Access Statement prepared by Picardi Architects.

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

- 4 The rooflights hereby approved shall be conservation style, sitting flush to the roof slope and finished in black painted metal.

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.

- 5 The dormer windows hereby approved to the front and rear elevations shall be constructed of timber, and the dormer windows to the front elevation shall be sliding sash windows.

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 extension and creation of a terrace to the existing rear dormer window is considered to be acceptable as the pitch of the existing roof is sufficient, the dormer does not cut through the roof ridge, and there are examples of similar development within the immediate area. The proposed conservation style rooflights to the front and rear are considered acceptable as they will be flush with the roofline. The proposed replacement of the PVC windows on the front dormer with timber sashes would be an enhancement and is welcomed. The proposal is not considered to result in harm to the character or appearance of the host building, street scene or Eton Conservation Area.

The extension to the rear dormer window and new rooflights are not considered to harm the amenity of neighbouring residents as they would not provide dissimilar views than are already present from the dormer on the rear elevation, and there would be no increase in the potential overlooking from this window.

No objections have been received. The site's planning history was taken into account when coming to this decision. The Eton CAAC have confirmed they have no objection to the proposals.

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 D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer