

Application ref: 2018/5964/P
Contact: Jaspreet Chana
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Date: 4 June 2019

Development Management
Regeneration and Planning
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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
6 Eldon Grove
London
NW3 5PS

Proposal: Enlargement of existing side dormer window

Drawing Nos: EG01OS, 4D01, 4D02, 4D03, 4D04, 4D05, 4D06, Design and 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 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: EG01OS, 4D01, 4D02, 4D03, 4D04, 4D05, 4D06, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The existing side dormer window measures 2.1m wide and 1.2m in height and 1.8m deep; the enlarged dormer would measure 2.9m wide, 1.2m in height and 2.2m in depth. Whilst it is acknowledged that there would be no 500mm gap from the ridge to the dormer this is already the case and the enlargement is considered to be modest: 0.40m deeper and 0.80m wider than the existing. The dormer would still maintain its central position on the roof slope and would still be set in off the sides of the eaves.

The proposed dormer window is modestly wider and deeper than the existing side dormer window and it would be visible from the street, by virtue of the height of the subject building and its elevated position; however, in such views, combined with the front hip ridgeline, it would largely be concealed when viewing the subject property straight on. Given that the enlargement is modest and is similar in design and scale to the existing dormers on the dwelling and to those in close proximity to the subject site, by virtue of the scale, proportions and siting, the dormer would not appear as an incongruous or unsympathetic addition to the roof.

The materials used for the enlargement would match those of the existing dormer. The proposal is considered minor in nature and would not detract from the character of the existing property or the character of the Conservation Area.

Given the modest enlargement to the existing dormer window it is not considered the alteration would not have a detrimental impact on the amenities of neighbouring properties in regards to loss of light, overbearing or overshadowing impacts.

No objections have been received prior to making this decision. The sites planning history has been 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 2013.

It is considered the proposed development would not be detrimental to the character or appearance of the subject dwelling or the Fitzjohns Netherhall Conservation Area.

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 provisions of 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer