

Application ref: 2019/3056/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 15 August 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

IMAGE Architecture Ltd
86 North End Road
London
NW11 7SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**164 Iverson Road
London
NW6 2HH**

Proposal: Installation of rear facing dormer following removal of existing; change of roof material from concrete interlocking tiles to natural slate tiles.

Drawing Nos: Location Plan (unnumbered), 101Rev.2, 201 & 202Rev.2.

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: Location Plan (unnumbered), 101Rev.2, 201 & 202Rev.2.

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 is a three storey (plus lower ground floor and roof additions), end of terrace property which has been subdivided into flats. The property is outside of a conservation area, it is not a listed building, and there are no listed buildings within the immediate vicinity.

Front and rear dormers are present within the surrounding vicinity as well as at the host property. The existing dormers are of a traditional style and modest in their overall proportions. It is proposed to remove the existing rear dormer to be replaced with a larger dormer with a flat roof. The proposal would be set down from the roof ridge, up from the eaves, and in from the sides of the roof by circa 500mm to be in accordance with guidance contained within CPG Altering and extending your home (2019).

Whilst the replacement of a modestly proportioned traditional dormer such as this is not desirable in design terms, it is considered that the proposed dormer would fit within the surrounding context, where very similar dormers can be seen on nearby properties, most notably nos. 160 (2015/4502/P granted 03/06/2016), 158 (completed under permitted development), and 174 (G4/13/36/22255 granted 22/03/1976). It is acknowledged that the dormer is set in from the sides, ridge and eaves of the roof and has been appropriately styled with

appropriately scaled fenestration. The material finish of white painted timber casement windows is similarly considered to be appropriate. The dormer is considered to be acceptable in this context, and whilst visible in public views, it would not cause harm to the character and appearance of the property or surrounding area.

The replacement of the concrete interlocking tile roof with natural slate is considered to benefit the overall design and appearance of the property and is welcomed.

Given the siting, scale and design of the proposed alterations, the proposal is considered not to result in undue harm to neighbouring amenities. Whilst an additional level of overlooking may be achievable to the rear of the site, given the existing arrangement this would not constitute undue harm.

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 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

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