

Application ref: 2019/2768/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 9 September 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

DISTRICT Architects
Unit 4 . Blackwater Court
17-19 Blackwater Street
East Dulwich
SE22 8SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**50 Lady Margaret Road
London
NW5 2NP**

Proposal: Erection of roof extension and front and rear dormers, and installation of front roof light.

Drawing Nos: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

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 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

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

Informative(s):

1 Reasons for granting permission

The proposed front dormers are subordinate in scale and location to the front roof slope and respects the character and setting of neighbouring buildings. The building is not listed or within a conservation area.

The pitched roof extension over the southern side of the dwelling would help to unify the appearance of the terrace. Due to the proposed extension's size and location on the end of the terrace, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Although the proposed rear dormer is large and is not set back from the roof margins in accordance with Camden design guidance, a certificate of lawfulness was recently granted for an identical dormer under application reference 2019/2203/P. This certificate is a material consideration in the determination of this application, and demonstrates that granting planning permission for this development would not have a material impact in planning terms.

The front dormers and front roof light are modest in scale and acceptable in terms of their siting, number and detailed design. Although there are not currently front dormers within the terrace, the proposed dormers are sympathetic in appearance and are not considered to adversely affect the character of this unassuming post-war terrace, or of the wider street scene, which is not within a conservation area.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal 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



Daniel Pope
Chief Planning Officer