

Application ref: 2019/3482/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 13 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

C7 Architects
PM House
Riverway Estate
Old Portsmouth Road
Guildford
GU3 1LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 9
The Hamptons
52 West End Lane
London
NW6 2NE

Proposal:

Erection of dormer window to rear roof slope; installation of 2 roof lights to side roof slope and 2 roof lights to front roof slope.

Drawing Nos: P19-038-P-001_Rev.A, P19-038-P-002_Rev.A, P19-038-P-102_Rev.B, P19-038-P-301_Rev.B, P19-038-P-302_Rev.B, P19-038-P-303_Rev.B, & P19-038-P-304_Rev.B

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 policies 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: P19-038-P-001_Rev.A, P19-038-P-002_Rev.A, P19-038-P-102_Rev.B, P19-038-P-301_Rev.B, P19-038-P-302_Rev.B, P19-038-P-303_Rev.B, & P19-038-P-304_Rev.B.

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 Reasons for granting permission.

Planning permission was recently allowed at appeal on 13/09/2018 (ref: APP/X5210/W/18/3197457), following refusal of planning application ref: 2017/4980/P dated 04/09/2017 at the neighbouring flat no.10 (within the top floor of the same building). This permission was for the installation of rear facing dormer, 1 rooflight to rear, 2 rooflights to side, and 2 rooflights to the front. Whilst the Council considered there would be harm to the character and appearance of the conservation area as a result of the rear dormer, the Inspector noted that despite the unbroken nature of the roof, a variety of roof forms exist within the area. In particular he stated that- 'Although the alterations would be prominent, due to the narrow width of the dormer, its limited scale and bulk, and the use of traditional materials, the dormer would not overwhelm the scale and proportions of the existing building. It would therefore represent a sensitive addition that would maintain the overall structure of the existing roof form.'

Roof lights were also allowed at appeal to the front, side and rear roof slopes which the Inspector noted as being discreet, particularly given their lack of immediate visibility.

The current proposal seeks to match this dormer in terms of its scale, design and material finish. It would be located on the north of the rear roof slope to effectively mirror the development allowed at appeal. The 4 rooflights also match those approved here in size, number and location.

The previous appeal decision forms a material consideration in the

determination of this application. The approved roof features match those now proposed here and the appeal property in location and character matches the host property subject of this new application. It is considered that, given this context, the proposal would not result in additional harm to the character or appearance of the property or conservation area. As such, on balance, the application is considered to be acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Whilst some additional overlooking may arise as a result of the proposal, this would not represent undue harm to neighbours given the context of other windows here. There are no other amenity impacts as a result of this proposal.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 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 2019.

- 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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer