

Mr Alton Campbell
Bluelime
3 17-19 Bonny St
London
NW1 9PE

Application Ref: **2017/0074/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Manstone Road
London
NW2 3XH

Proposal:
Erection of two side dormers and hip to gable extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: BLC-1577-EP-100 A; BLC-1577-EE-101 A; BLC-1577-PP-102 E; BLC-1577-PE-103 D; BLC-1577-PP-104.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans BLC-1577-EP-100 A; BLC-1577-EE-101 A; BLC-1577-PP-102 E; BLC-1577-PE-103 D; BLC-1577-PP-104.

Reason:

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

- 4 Before the development hereby permitted is first occupied, the side dormer windows in Plan number BLC-1577-PE-103 REV D (side elevation(s) referenced 02 and 04) shall be glazed with obscured glass and non-openable below a height of 1.7m above the internal floor level and shall be maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The proposed side dormers would be positioned approximately 5.2m from the front elevation, situated in the middle of the roof scape. The side dormers would be 1.8m in height, with a length of 5.8m. Both the side dormers and the hip to gable rear extension would be constructed to match the host building.

Planning permission was granted in 2013 (ref: 2013/7284/P) for the erection of two side dormers and a rear balcony at the application site. The proposed roof alterations would have a similar appearance when viewed from the front elevation to that previously approved in terms of bulk and massing. The proposed side dormers would be set down from the ridge by 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). Given the existing approval, the neighbouring context and scale, the proposed side dormers are considered to be acceptable. The size, design and materials of the side dormers are viewed as appropriate. Given this, the proposed dormers would not adversely impact on the appearance of the host building or the wider area and would be subordinate to the host building.

The proposed hip to gable rear extension would be of an appropriate scale and would be subservient to the host dwelling. The hip to gable extension is therefore considered to be an appropriate addition. Furthermore, it is noted that the proposal is not dissimilar to the application granted at no. 163 Fordwych Road (ref: 2016/1832/P), which permitted both side dormers and a hip to gable extension to the rear or a similar size.

To ensure that the amenity of the adjoining properties is maintained, it is recommended that the windows of the side dormers be obscured glazed. Subject to this, it is viewed that the size, location and height of the extension will not adversely harm the amenity of the surrounding area or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections or comments have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012. Furthermore, the proposal accords with Policies A1 and D1 of the emerging Camden Draft Local Plan 2016.

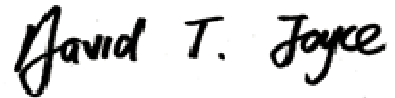
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Planning and Regeneration