

Application ref: 2019/3225/P
Contact: Samir Benmbarek
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Date: 12 November 2019

Development Management
Regeneration and Planning
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Tom Glen Studio
Flat 7
5 Trobridge Parade
Grahame Park Way
London
NW9 4AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Cotleigh Road
London
NW6 2NL

Proposal: Erection of dormer roof extension to front roof slope to dwelling house

Drawing Nos: 1901: P001; P102; P103revA; P104revA; P120revA; P130; P203revA;
P204revA; P400revA; P500revA.

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:

1901: P001; P102; P103revA; P104revA; P120revA; P130; P203revA; P204revA; P400revA; P500revA.

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

Informative(s):

- 1 Reasons for granting permission:

The principle of a front dormer window is considered acceptable given the existing context where there are various examples of such along the row of buildings that the application building forms part as well as the opposite side of Cotleigh Road. Therefore, it is considered that the installation of the front dormer window would not be of detriment to the character and appearance of the application building or the wider street scene. Following advice from Officers the design of the dormer window has been revised from a flat topped dormer to a pitched roof to match those at numbers 13 and 15 Cotleigh Road. The scale and position of the proposed dormer window is acceptable, set below the ridgeline, away from the party walls and up from the eaves. The proposed materials for the dormer extension are considered appropriate and the window arrangement corresponds with the fenestration of the building below.

By virtue of its position on the roof the proposed front dormer window would not cause any undue harm to neighbouring amenity in terms of loss of privacy or loss of light.

No objections were received on the proposal prior to this decision. The application 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 London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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).

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 grid background.

Daniel Pope
Chief Planning Officer