

Application ref: 2019/3995/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 14 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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NMA Studio
Studio 43
35 Corbridge Crescent
London
E2 9DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3rd Floor
8 Murray Street
London
NW1 9RE

Proposal: External alterations including enlargement of existing rear dormer window and installation of Juliet balcony.

Drawing Nos: 149-GE/GS01_P2, 149-GA00_P2, 149-EXGA00_P1, 149-EXGE/GS01_P1

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 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: 149-GE/GS01_P2, 149-GA00_P2, 149-EXGA00_P1, 149-EXGE/GS01_P1

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The current application seeks permission for a number of alterations to the existing rear dormer including an increase depth of approximately 300mm, replacement of the existing windows with timber framed casement (bi-folding) windows and installation of a black painted metal railing to form a Juliette balcony.

The proposed increase in the depth of the dormer is considered minor and would not cause harm to the character and appearance of the host dwelling, or increase its prominence within the adjoining terrace and wider conservation area. Similarly, the replacement of the existing windows with timber casement fittings is considered appropriate given the site's conservation area setting.

It is noted that a number of neighbouring properties in the terrace have existing metal railings at main roof level, including the adjoining properties at Nos.10, 12 and 13. There are also examples of metal railings, similar to those proposed, surrounding several neighbouring terrace areas at first and second floor level throughout the neighbouring terrace. Therefore, the installation of black painted metal railings across the existing dormer is not considered to have a significant impact on the character of the host building, nor would it detract from the character of the surrounding conservation area.

The proposed increase in depth of the existing dormer is considered minor and would not cause harm to the amenity of neighbouring properties in terms of loss of light or outlook. Similarly, the replacement of the current window fittings with bi-folding doors and a Juliet balcony is not considered to exacerbate current levels of overlooking at the site, particularly as the existing dormer has large double windows that are fully openable. Furthermore, the proposed alterations are not considered to lead to an increase in noise and disturbance at the site given the prevalence of outdoor terrace areas to the rear of several properties in the terrace.

One comment was received following statutory consultation and the issues

raised have been duly considered prior to making this decision . The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has also been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer