

Application ref: 2019/4656/P
Contact: Ben Farrant
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Date: 18 December 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
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Damon Peddar
22 Redfern Road
London
NW10 9LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
96 Canfield Gardens
London
NW6 3EE

Proposal: Erection of rear dormer roof extension; installation of 1 x front facing roof light (Use Class C3).

Drawing Nos: 01, 02, 03, 04, 05 & 'Design and Access Statement' by Urban Regen London Ltd.

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: 01, 02, 03, 04, 05 & 'Design and Access Statement' by Urban Regen London Ltd.

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

Informative(s):

- 1 Reasons for granting permission.

The application site is a three storey (plus roof accommodation), terraced property sited within the South Hampstead Conservation Area. The property is one of three modern buildings in this style; it is not listed, nor are the any listed buildings within the vicinity.

The proposed rear dormer would be set in 500mm from the sides of the roof and set down 300mm from the ridge in general compliance with CPG Altering and extending your home. The dormer, whilst somewhat bulky, is broadly CPG compliant and to the rear of a modern building (with rooflights) which would not be immediately visible from the street. This is part of a short run of roofs which currently have roof lights, and are in a different style to the surrounding area, the alteration would not constitute undue harm to this run of roof slopes. The fenestration arrangement would not constitute undue harm to the design of the addition to this modern property and refusal would not be warranted on this basis.

The rear roofslope does not contribute to the special character of this conservation area which is defined in part by the surrounding Victorian buildings. The application site is a modern infill (one of only three terraced houses) and is clearly separate from the surrounding Victorian buildings. As such, the proposal is considered to have a neutral impact on the character and appearance of the property and surrounding conservation area, and is considered to be acceptable.

Similarly the addition of a roof light to the front elevation is considered to be an acceptable intervention to the roof of this modern property which already benefits from a front facing roof light.

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.

Given the siting, scale and design of the proposed alterations, the proposal is considered not to result in undue harm to neighbouring amenities. Whilst an additional level of overlooking may be achievable to the sides/rear of the site, given the existing arrangement and that any views towards no.98 Canfield Gardens would be at an oblique angle, this would not constitute undue harm and refusal is not warranted on this basis.

An objection has been received on the grounds of overlooking to neighbouring properties, disruption to unbroken roof slope and overly large fenestrations. These comments have been considered in the determination of the application.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer