

Application ref: 2019/4450/P  
Contact: Mark Chan  
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Date: 18 December 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Square Feet Architects  
95 Bell Street  
London  
NW1 6TL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**32 Ellerdale Road**  
**London**  
**NW3 6BB**

Proposal: Installation of a front dormer window and 2x skylights to the roof.

Drawing Nos: 1907\_L\_001, 1907\_L\_010, Design and Access Statement, 1907\_L\_011, 1907\_L\_012, 1907\_L\_014, 1907\_L\_020, 1907\_L\_021, 1907\_L\_022, 1907\_L\_023, 1907\_L\_102 rev D, 1907\_L\_103 rev A, 1907\_L\_210 rev A, 1907\_L\_211 rev A, 1907\_SK04 rev B, 1907\_SK05 rev C, 1907\_SK06 and 1907\_SK07 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: 1907\_L\_001, 1907\_L\_010, Design and Access Statement, 1907\_L\_011, 1907\_L\_012, 1907\_L\_014, 1907\_L\_020, 1907\_L\_021, 1907\_L\_022, 1907\_L\_023, 1907\_L\_102 rev D, 1907\_L\_103 rev A, 1907\_L\_210 rev A, 1907\_L\_211 rev A, 1907\_SK04 rev B, 1907\_SK05 rev C, 1907\_SK06 and 1907\_SK07 rev B (Last received 02/09/2019)

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

- 3 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.

#### Informative(s):

- 1 Reasons for granting permission:

The application site contains a two-storey semi-detached dwellinghouse on a corner plot within the Redington Frognal Conservation area but is not listed. The proposal includes the installation of a front dormer window and 1x skylight to rear roof and 1x skylight on top of the roof.

The proposed front dormer window matches the dormer window at No. 34 Ellerdale Road. As such, it is considered that in this specific instance only, the proposed front roof dormer window could be considered to restore balance and symmetry to the front roof slope of the pair of semi-detached properties. Given its design, materials, location at the front of the property and the matching adjacent dormer window, it is considered the dormer window would be in keeping with the character and appearance of the host property and wider area.

The applicant is also seeking to install 1x skylight to rear roof and 1x skylight on top of the roof. The skylight at the rear roof would be at the rear of the property behind the existing chimney, not observable from public and private realms. Whilst the skylight on top of the roof would protrude from the existing roof plane slightly, given that it is setback from the ridgelines, it would not be observable from street level. Given the obscure location and relatively small size of the skylights, it is considered the character and appearance of the host property and wider area would not be adversely impacted.

The proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

Special regard has 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer