



Planning, Design and Access Statement

52b Sarre Road, London,
NW2 3SL

December 2019

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Chapter 1

Introduction

1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of Mr Emmanuel Brandariz, to support the full planning application for the retention of a rear dormer roof extension at loft level.

- 1.2. This statement sets out the background to the development (including planning history), the justification for the proposal and its accordence with the development plan. The statement refers to the development plans which comprise:
 - The London Plan 2016;
 - Camden Local Plan 2017
 - Fortune Green and West Hampstead Neighbourhood Plan

- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at Flat B, 52 Sarre Road, London, NW2 3SL.

- 1.5. The existing property is a two-storey semi-detached dwelling located on the eastern corner of Sarre Road. The property is not located in a Conservation area and is not covered by an Article 4. However, the site is located within the Fortune Green and West Hampstead Neighbourhood Plan Area.

- 1.6. The property has facing brickwork with a bay window and front gable features similar to other properties along the street. To the rear, the property has an original two-storey flat-roofed outrigger. The main roof of the building is clad with grey slates, matching the roof of the adjacent properties.

- 1.7. The property has been sub-divided into two self-contained flats and this application refers to flat b, the top-floor maisonette over first floor and loft level.

The proposal

- 1.8. The application property was granted permission in February 2017 (Ref 2107/0169/P) to convert the loft level of this top floor flat into habitable space and build a rear dormer to extend the loft space.
- 1.9. Unfortunately, the dormer was not built in accordance with the approved plans, with the roof of the dormer being set in 5cm from the ridge of the main roof. This is a small deviation from the approved plans which were approved with a 50cm set in from the eaves. This is the only deviation from the approved plans as the dormer is set in from the side elevations and the eaves as approved. The reason for this was a mistake from the builders and the architect who designed the original proposal.
- 1.10. The applicant was contacted by Camden Council enforcement team during the construction process, noting that the structure being built did not appear to follow the approved design, but was not asked to regularize the works at that time. The applicant was asked to regularize the building works and served enforcement by Camden Council. The enforcement notice was subsequently quashed on appeal on legal grounds (Appeal ref *APP/X5210/C/18/3204832*).
- 1.11. Following this appeal decision, the applicant was again contacted by Camden Council to regularize the works, threatening to once again serve an enforcement notice. Unfortunately, the structure is now complete and it is not structurally possible to lower the roof of the dormer without reducing the internal height in the kitchen and living room of the flat A reduction of the dormer's roof by 45cm – to reach the 50cm set in – would result in an internal head height of 1.9m which would not be considered habitable. Similarly, it is not possible to retain the reduce the external height of the dormer while keeping the internal head height as

existing without compromising on the thermal insulation in the dormer. This would result in the flat not being complaint with Building Regulations.

1.12. Communication with the enforcement team was maintained throughout this process and it was agreed that planning application could be submitted to proposed the retention of the existing dormer which would be the most reasonable and sustainable solution as it would not require any further building works thereby ensuring the tranquility of the neighbouring residents and protecting the quality of life of the applicant and his family. WEA Planning was instructed to prepare and submit a planning application to regularize the construction of this rear dormer. This application now seeks retrospective consent from Camden Council for the retention of the loft extension as built.

1.13. The proposal seeks householder planning permission for:

“Construction of a rear dormer loft extension. (Retrospective).”

1.14. The purpose of this loft extension is to provide additional living space to accommodate the needs of a modern growing family. The development has allowed the creation of an enlarged open plan kitchen-living roof at loft level and create an additional bedroom at first floor level to accommodate the needs of the applicant's family.

1.15. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity.

1.16. The application submission addresses these issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

Planning History

- 1.17. App Ref *2017/0169/P*: Variation of Condition 2 (approved plans) of planning permission reference *2016/4699/P* dated 11/10/2016 (Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights) namely to increase the depth of the approved dormer by 0.5 metres. – Granted February 2017
- 1.18. App Ref *2016/4699/P*: Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights – Granted October 2016
- 1.19. App Ref *2004/1076/P*: The conversion of the roof space for additional habitable accommodation for the existing first floor flat including the erection of a rear dormer window and the installation of rooflights to the front roof slope – Granted May 2004
- 1.20. App Ref *2003/1358/P*: The conversion of the roof space for additional habitable accommodation for the existing first floor flat, the erection of 1 x side and rear dormer windows, with the installation of 3 x rooflights to the front roof slope. – Refused October 2003

Similar Planning Applications

- 1.21. There are several properties on this terrace and the surrounding streets that have planning approval for similar roof extensions. The relevant examples are listed below:
- a) App Ref *2018/0658/P*: Proposed erection of rear dormer window and installation of 3 rooflights to flat at Flat B, 156 Iverson Road, NW6 2HH

- b) App Ref *2016/3303/P*: Erection of hip-to-gable roof extension and rear roof dormer with Juliette balcony. Alteration to side elevation chimneys. Installation of 3no. rooflights to front roof slope and 1no. side roof slope at First Floor Flat, 17 Sarre Road, NW2 3SN
- c) App Ref *2017/2879/P*: Installation of rear dormer window and two roof lights to front roof slope at 46 Sarre Road
- d) App Ref *2019/4041/P*: Erection of a rear dormer roof extension; and installation of two rooflights to the front roof slope at 126 Mansfield Road
- e) App Ref *2019/2768/P*: Erection of roof extension and front and rear dormers, and installation of front roof light at 50 lady Margaret Road
- f) App Ref *2019/3781/P*: Erection of roof extension involving rear dormer and front/rear rooflights. Alterations to rear terrace and replacement railings. Replacement of front windows with timber, rear fenestration alterations at 2nd floor and alterations to front garden at 33 Constantine Road

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

- 2.1. The decision to grant planning permission has to have regard for the policies and proposals set out in the NPPF and development plan.

National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:
- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

The London Plan

2.3. Policy 7.4: Local Character

“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.”

2.4. Policy 7.6: Architecture

“Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.”

Camden Local Plan 2017

- 2.5. Policy A1 is entitled 'Managing the impact of development' and sets the Council's objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.6. Policy D1 (Design) states: "The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character"; n. for housing, provides a high standard of accommodation."

Fortune Green and West Hampstead Neighbourhood Plan 2015

- 2.7. Policy 2 of the Neighbourhood Plan is entitled 'Design and Character' and requires all development to be of a high quality of design to complement and enhance the character and identity of Fortune Green and West Hampstead.
- 2.8. Development should have regard to "*the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces*". The materials and colours should also reflect the appearance and character of the area.
- 2.9. With regards to extensions specifically, Policy 2 requires development to be "in character and proportion with its context and setting, including the relationship to any negative impact on them"
- 2.10. When considering a roof extension, the design guide stipulates "*Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with*

existing development. Such extensions should be in proportion to the existing building and should not block views”.

Justification for the Proposal

2.11. The main considerations for this proposal application are:

- Design and appearance of the development
- Amenity impacts to neighbouring properties

High quality design

2.12. Regarding the materials, the proposed roof extension matches with the property’s original design and appearance. The dormer’s rear elevation and side cheeks are slated to match the colour and materials of the existing grey tiles, while the proposed windows and rooflights are designed to match the fenestration at ground floor level. The materials used for the construction of the roof extension are identical to that approved for application ref *2017/0169/P*.


2.13. The roof extension has been designed in line with the approved plans, with the only difference being the height of the flat roof portion of the dormer. The rear dormer is only marginally taller than the approved design. This application now seeks regularization for the roof extension as built.

2.14. The roof extension replicates the form of the majority of the other recent approvals for roof extensions along Sarre Road, adopting a hip-to-gable extension and a large rear dormer, which has now become part of the character of the area. The dormer is set in 60cm from the eaves of the building and from both side elevations, as previously approved. Moreover, the addition does not extend above the ridge of the original roof with the dormer’s roof sitting below the original ridge line.

- 2.15. The proposal should be assessed using the same method and under the same policy principles as the previous application granted permission, other similar proposals situated along Sarre Road and other neighbouring streets. Other examples are considered below.
- 2.16. When assessing application 2017/0169/P for a similar dormer, which was a variation of a previously approved roof extension on site (Ref 2016/4699/P), the officer considered: *"The proposed enlargement of the approved rear dormer would represent a minor amendment to the approved development and would not materially alter the overall appearance of the approved hip to gable roof conversion and dormer extension nor would it detract from the character of the surrounding area."* (WEA Planning emphasis). Decision notice attached at **Appendix 1.**
- 2.17. All the approved proposals for similar dormer extensions were considered acceptable because the proposed roof extension *'would not be harmful to the streetscene'* as stated by the officer assessing the application at 17 Sarre Road (ref 2016/3303/P).
- 2.18. The support of the local neighbours should also be taken into account when assessing the impact of the application as confirmed in application 2016/3303/P: *'One comment in support has been received prior to making this decision and has been considered. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.'* The letter of support received for this application are therefore an important material consideration when considering the retention of the as-built dormer at 52 Sarre Road and its impact on perception of character and amenity.

- 2.19. The rear roof extension matches the design, scale and massing of the dormer at the neighbouring property at no.17 Sarre Road that was also granted planning permission for a first floor flat. The proposed development matches the design of the neighbouring roof extension at no.17 and of other approved roof extensions in the local area such as no.46 on the same side of Sarre Road (2017/2879/P) and is clearly of an acceptable visual appearance.
- 2.20. This argument and local context was clearly accepted by the officer assessing the original proposal for a dormer extension on site in application 2016/4699/P
- 2.21. The impact of the subject proposal is similar to other approved proposals and would cause little harm to the character and appearance of the area. Any harm would be no greater than the other approved proposals in the local area. The lack of heritage designation for the application site means the dwelling and street should be treated with equal merit to any other non-heritage designated site.
- 2.22. The high-quality design and material will create a quality urban environment that respects and enhances its townscape context and heritage assets.

Visual Impact of the proposed development

- 2.23. The dormer design matches the approved the design with the single marginal minor difference being the height of the dormer's roof which is only set in 5cm from the ridge of the main roof of the building. 
- 2.24. The extension at roof level is not visible from Sarre Road owing to the site's location with the rear of this side of the street backing on Gondar Gardens. The constructed roof extension would only be visible when standing along a small portion of Gondar Gardens. And looking at the property

The development as built was carefully designed taking into account its impact on the host building and the local area. The design of the dormer roof extension was also informed by the design and appearance of similar approved mansard extension in the area and the previously approved full width dormer rear roof extension.

52b Road (P2016/4699/P)

- 2.25. As noted above, the application site would be visible when viewed from Gondar Gardens. Despite being visible from the street, the property was first granted planning permission by LBC for the construction of a full width rear dormer roof extension (Ref P2016/4699/FUL).
- 2.26. When considering the impact of the roof extension to the parent building and the local area, the officer's assessment considered "*The proposed hip to gable roof extension is considered acceptable in this instance as it would match the roof profile of the adjoining property at No.54 and help to rebalance the appearance of this pair of semi-detached dwellings. The proposed rear dormer is very wide and in normal circumstances would be unacceptable. However it is considered on balance that its scale and size would not have an overbearing impact on the character of the host dwelling or the surrounding area and streetscene, given the presence of similar sized dormer extensions to properties along this side of Sarre Road (Nos.48-32) and the precedent set by an identically sized dormer approved recently in 2016 for a similar property at No. 17. The front rooflights are acceptable as modest features in the roofslope.*" (WEA Planning emphasis) . Decision notice attached at **Appendix 2**).
- 2.27. Considering the similarities between the approved applications and dormer as-built, in terms of design, scale and size, it is considered that a similar approach

should be taken by the Council when assessing the impact of the proposed dormer roof extension at 52 Sarre Road.

2.28. The construction of a full width dormer roof extension at no.52 Sarre Rd was considered acceptable by the council, thanks to its minimal impact upon the visual appearance of the terrace, and its insertion within the emerging character of the Sarre Road. The roof extension as built would have a similar impact of the visual amenities of the parent property and local area and should therefore be considered acceptable.

2.29. In summary, the difference between the approved and the subject application is minimal and difficult to visualize to the naked eye and therefore the visibility of the approved versus the subject application is negligible as shown by the image below.



2.30. Another important element to be considered is the support shown by the local resident. The retention of the dormer as existing is strongly supported by

neighbours who experience views towards the subject dormer. There are no objections to the ‘revised’ view from local residents.

- 2.31. The subject site should be considered consistently with other decisions within the Local Authority area whereby the proposal does not necessarily meet all the criteria set out within the LBC’s guidance.

50 Lady Margaret Road (2019/2768/P)

- 2.32. The recent approved application Ref 2019/2768/P at 50 Saint Margaret Road illustrates the Council’s approach for roof extensions which do not meet all of the Council’s Guidance. 68 Westbourne Road is located near Tufnell Park, to the east of the application site. This property’s roof extension would also be highly visible due to the site being located on the corner of Lady Margaret Road and Ospringe Road.

- 2.33. This site also benefitted from a previous approval for a similar full width dormer extension in the form of a Certificate of Lawful Development. This would be similar to the situation of the application site where two planning application have been granted for two slightly smaller dormers as detailed in the Planning History section above.

- 2.34. The application for a full width dormer rear extension was granted permission in 2019 with the case officer stating: *“Although the proposed rear dormer is large and is not set back from the roof margins in accordance with Camden design guidance, a certificate of lawfulness was recently granted for an identical dormer under application reference 2019/2203/P. This certificate is a material consideration in the determination of this application, and demonstrates that*

granting planning permission for this development would not have a material impact in planning terms. (WEA Planning underlining). The officer's report is attached at **Appendix 3**.

- 2.35. These examples show that in similar contexts in terms of a fallback position, LBC considered a roof extension to be an acceptable addition to its parent building and the terrace it belongs to. It is considered that a similar approach should be taken when assessing this application that also proposes a well-designed dormer roof extension and that follows the established pattern of development within the area.
- 2.36. The proposed development is compliant with policies D1 of the Local Plan and Policy 2 of the Neighbourhood Plan and should therefore be considered acceptable. Where the proposal does not meet the set in criteria contained in the Design CPG1, the revised height does not make a material difference to the naked eye and would therefore not result in a harmful or incongruous appearance. The retention of the existing dormer roof extensions should therefore be considered acceptable.

Amenity Impacts to neighbouring properties

- 2.37. The potential impact of the roof extension in terms of privacy and overlooking was considered at the design stage. Due to the size and scale of the dormer extension as built, the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. This only window looks onto Gondar Gardens and therefore does not result in any overlooking or loss of privacy for the neighbouring properties.

2.38. As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 and should be approved on this basis.

Chapter 3

Conclusion

3. Conclusion

- 3.1. The proposed development should be seen in the context of scale, design, materiality, functionality and sustainability.
- 3.2. The retrospective planning permission is required because the existing dormer has not been built in accordance with the original planning permission. The subject dormer differs from the approved scheme because of a difference of 45cm between the ridge and the roof of the dormer.
- 3.3. This proposal should be assessed in the context of the lack of heritage designation for the application site. It should be treated with equal merit to any other non-heritage designated site.
- 3.4. The benefits of the proposal are summarised below:
 - The proposal does not harm the character of the existing building and area.
 - The proposal enhances the character and appearance of the host property by using the appropriate materials.
 - The proposal will result in no harm to the amenity or privacy of neighbouring properties
- 3.5. Most aspects of the proposal are supported by the guidelines set out within national and local development framework. Where the proposed height does not meet the guidance criteria, the impact of the difference is negligible and barely noticeable to the naked eye. In addition, the benefits of a clearly high quality dormer roof outweigh the change in height.

- 3.6. The design, the high-quality architecture and the materials enhance the character of the parent building improves the living conditions of the occupiers. Therefore, the proposal should be granted permission.

- 3.7. There are clear disbenefits to refusing the application in the disruption caused to immediate residents of the property and the local area and reducing the internal habitable roof space restricts the internal usability of the rooms.

Appendix 1

Mrs Michalina Tar
Build London Architecture
36-38 Old Devonshire Road
London
SW12 9RB

Application Ref: **2017/0169/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

23 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat B
52 Sarre Road
London
NW2 3SL

Proposal:

Variation of Condition 2 (approved plans) of planning permission reference 2016/4699/P dated 11/10/2016 (Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights) namely to increase the depth of the approved dormer by 0.5 metres.

Drawing Nos: Superseded plans:

16181_PLN_01 Rev E, 16181_PLN_04 Rev E, 16181_PLN_03 Rev E, 16181_PLN_02 Rev E

Plans for approval:

16181_PLN_04 B1, 161_PLN_03 B1, 16181_PLN_01 B1, 16181_PLN_02 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 the original permission, reference 2016/4699/P dated 11/10/2016 .

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 For the purposes of this decision, condition no.2 of planning permission ref 2016/4699/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans 16181_PLN_04 B1, 161_PLN_03 B1, 16181_PLN_01 B1, 16181_PLN_02 B.

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 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.

Informative(s):

- 1 The proposed enlargement of the approved rear dormer would represent a minor amendment to the approved development and would not materially alter the overall appearance of the approved hip to gable roof conversion and dormer extension nor would it detract from the character of the surrounding area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/10/2016 ref 2016/4699/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and Policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with

the policies of the London Plan 2016 and National Planning Policy Framework.

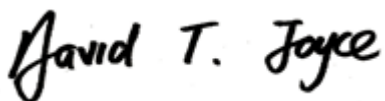
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, 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.
- 3 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).
- 4 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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



David Joyce
Executive Director Supporting Communities

Appendix 2

Dermot Gunn
Sceales Gunn Design Ltd
6 North Grove
London
N6 4SL

Application Ref: **2016/3303/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1st Floor Flat
17 Sarre Road
London
NW2 3SN**

Proposal:

Erection of hip-to-gable roof extension and rear roof dormer with Juliette balcony- Alteration to side elevation chimneys. Installation of 3no. rooflights to front roof slope and 1no. to side roofslope.

Drawing Nos: SARRE-P-100, SARRE-P-101, SARRE-P-102 and SARRE-P-104.

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 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:

SARRE-P-100, SARRE-P-101, SARRE-P-102 and SARRE-P-104.

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

- 4 The proposed rooflights to the front facing roofslope at 17 Sarre Road shall be conservation style.

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.

Informative(s):

- 1 Reasons for granting permission:

Whilst the proposed rear dormer is large, both the hip to gable and rear dormer extension will not be perceived from the streetscene.

The materials shall be sympathetic to the host building. The front rooflights are high within the roof and would not be harmful to the streetscene. The proposal is therefore considered acceptable in design terms.

There are no concerns regarding amenity in relation to the hip to gable extension, rear dormer and front rooflights given the works are at high level and would not cause overlooking, nor would loss of light result.

One comment in support has been received prior to making this decision and has been considered. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

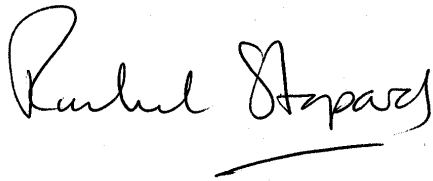
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities

Appendix 3

Application ref: 2019/2768/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 9 September 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
www.camden.gov.uk/planning

DISTRICT Architects
Unit 4 . Blackwater Court
17-19 Blackwater Street
East Dulwich
SE22 8SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**50 Lady Margaret Road
London
NW5 2NP**

Proposal: Erection of roof extension and front and rear dormers, and installation of front roof light.

Drawing Nos: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

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 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

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

Informative(s):

- 1 Reasons for granting permission

The proposed front dormers are subordinate in scale and location to the front roof slope and respects the character and setting of neighbouring buildings. The building is not listed or within a conservation area.

The pitched roof extension over the southern side of the dwelling would help to unify the appearance of the terrace. Due to the proposed extension's size and location on the end of the terrace, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Although the proposed rear dormer is large and is not set back from the roof margins in accordance with Camden design guidance, a certificate of lawfulness was recently granted for an identical dormer under application reference 2019/2203/P. This certificate is a material consideration in the determination of this application, and demonstrates that granting planning permission for this development would not have a material impact in planning terms.

The front dormers and front roof light are modest in scale and acceptable in terms of their siting, number and detailed design. Although there are not currently front dormers within the terrace, the proposed dormers are sympathetic in appearance and are not considered to adversely affect the character of this unassuming post-war terrace, or of the wider street scene, which is not within a conservation area.

No objections were received prior to making this decision. The 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 Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal also accords with 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



Daniel Pope
Chief Planning Officer

