

Application ref: 2019/5935/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 11 February 2020

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

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Creative Spaces
2.16 The Light Bulb Building
1 Filament Walk
London
SW18 4GQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1st Floor Flat
11 West End Lane
London
NW6 4NU**

Proposal:

Erection of rear dormer roof extension and installation of 2 x rooflights to the front elevation.

Drawing Nos: 102 REVD; 103 REVD; 104 REVD and 1617

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: 102 REVD; 103 REVD; 104 REVD and 1617

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a rear dormer extension and the installation of 2 x rooflights in front roofslope to provide ancillary residential floorspace to the existing first floor flat. The loft conversion would provide an additional two bedrooms to the existing 1-bed flat.

Planning permission was granted in 2012 (2012/0202/P) for a rear dormer roof extension with rooflights to the front at the neighbouring property at no 9A West End Lane that is now implemented. As the roofscape has been altered, the principle of the dormer extension is acceptable.

The proposed dormer extension would measure approximately 4.6m in width, 1.9m in height with a depth of 3.8m. The dormer would be clad in slate tiles and consist of timber framed sash windows with a flat roof, set in from eaves level and set below the roof ridge.

The dormer would be seen against the backdrop of this 4-storey high flat roofed building and would therefore would not have unacceptably impact on the skyline. The proposal complies with the Council's guidance in terms of being subservient and set within the main roof, the eaves, below ridge level and set in from the sides.

The overall design is considered acceptable given the neighbouring dormer extension which is of a similar scale (as constructed). The development would be towards the rear elevation where it would not be highly visible and therefore would not have an impact that would be detrimental with the area's character and appearance. Moreover, officers are of the opinion that the proposed dormer would be acceptable as it would not result in unreasonable levels of harm to the character of the host building or surrounding street scene.

The introduction of rooflights to the front elevation is considered acceptable as it would not significantly alter the appearance of the front elevation. The proposed rooflights are at high level and would be flushed with the roofslope. Thus, the proposed 2 x rooflights would not be harmful to the character of the

host building or this row of terrace dwellings.

The development would not result in an increase in the number of units but would be for ancillary rooms to the existing flat, changing it from a 1-bed to a 3-bed unit. Although the use of the flat may potentially be intensified, it is not considered to be to a degree which would result in unacceptable levels of noise and disturbance.

The dormer windows would not increase levels of overlooking given the existing windows below. By virtue of its scale and position, the proposal would not have an impact with loss of daylight/sunlight with the neighbouring occupiers.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development 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 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.
- 4 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.

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