

Application ref: 2019/6064/P
Contact: Alyce Jeffery
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Date: 10 March 2020

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

Phone: 020 7974 4444

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WEA Planning
20-22 Wenlock Road
Hoxton
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
52 Sarre Road
London
NW2 3SL

Proposal:

Erection of a rear dormer extension and glass balustrade (retrospective).
Drawing Nos: Planning Design and Access Statement; Addendum Planning and
Design and Access Statement; 52SAR/221/01 REV A; 52SAR/221/02 REV A;
52SAR/221/03 REV A; 52SAR/221/04.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [52SAR/221/01 REV A; 52SAR/221/02 REV A; 52SAR/221/03 REV A; 52SAR/221/04]

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

Informative(s):

- 1 Reasons for granting permission.

In 2016 permission was granted for 'Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights' (2016/4699/P) and a subsequent s73 (2017/0169/P) was submitted and granted for '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.' The applicant built out the dormer larger than what was granted and installed a glass balustrade without permission, therefore retrospective planning permission is sought for a larger dormer window and a glass balustrade.

The dormer would be set down from the roof ridge by approximately 100mm, and 600mm from the eaves. The glass balustrade would sit in front of the middle two dormer windows and be installed for safety reasons due to the floor levels. The balustrade measures 2.1m in width and 450mm in height. A number of properties along Sarre Road benefit from large dormer extensions, whether it be through permitted development or historical permissions. No two dormers are the same design or size, therefore the proposed enlarged dormer and glass balustrade are not considered to be out of character, nor would the changes disrupt the pattern of development along the rear elevations.

The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections have been raised in relation to the works relating to the proposal, however 5 letters of support were received during the consultation period. The application site's planning history and relevant 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. The proposed development also accords with the London Plan 2016 and NPPF 2019.

- 2 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.

- 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 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).

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