

Application ref: 2019/1171/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 25 March 2020

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

Keystone Planning Limited
Keystone Planning Limited
International House
Holborn Viaduct
London
EC1A 2BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
81 Parkhill Road
London
NW3 2XY

Proposal: Retain existing side dormer window (retrospective), erection of new rear dormer window with skylight

Drawing Nos: Site location plan, 081PARPA Rev E page 1-5, 081PARPA Rev H, 081PARPA Rev H, 081PARPA Rev F Pages 1-13, Planning Statement.

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: Site location plan, 081PARPA Rev E page 1-5, 081PARPA Rev H, 081PARPA Rev H, 081PARPA Rev F Pages 1-13, Planning Statement.

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:

A side dormer window was constructed at the subject property back in 2014 without planning permission and this was further altered to become wider and taller, this application proposes to rationalise planning for this side dormer window within its current form and seek planning permission for a new rear dormer window.

The retrospective side dormer window although large is still considered to be in keeping with the roof form of the existing dwelling and surrounding neighbouring properties. The design of the side dormer window comprises a flat roofed dormer constructed of eternit slate with 9 glass panel crittall framed window which matches the existing property openings. This dormer window is similar in size and form to the one opposite at No.83 Parkhill Road and does not seem prominent on the roof when looking directly at both dormer windows from street level as it is set down and in from the roof ridge and eaves level. Given this and other similar examples of large dormer windows within the site context it is considered this side retrospective dormer would be acceptable.

The proposed revised rear dormer window is considered acceptable in terms of size, form and design. This is due to its revised modest size where it is set in from the eaves, sides of the roof and from the ridgeline. The dormer would relate to the window proportions below and would sit comfortably within the existing roof and reflects the varied roof form within the surrounding area. The materials would match the main property and would be in keeping with the character of the area. Therefore the proposal is considered to preserve the character and appearance of the Parkhill Conservation Area.

The proposed rear dormer window would not harm the neighbouring amenity in terms of overlooking or loss of light.

The Parkhill Conservation Area Advisory Committee raised no objection to the proposal. Two objections have, however, been received from neighbouring properties which have been addressed within the Summary of Consultation.

The sites planning history was taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden local Plan 2017. The proposed development also accords with the policies of 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