

Application ref: 2019/5825/P  
Contact: Mark Chan  
Tel: 020 7974 5703  
Date: 9 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Roach Young Studio  
Flat 35,  
9a York Way  
Camden  
London  
N7 9GY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**50 Menelik Road**  
**London**  
**NW2 3RH**

Proposal: Erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation.

Drawing Nos: 0050-017 Rev. P04, 0050-018 Rev. P04, 0050-001 Rev. P01 and 0050-000 Rev. P01

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:

0050-017 Rev. P04, 0050-018 Rev. P04, 0050-001 Rev. P01 and 0050-000 Rev. P01 (Last received 06/03/2020)

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

- 4 Notwithstanding the approved drawings, all the new/altered first floor side elevation windows hereby permitted shall be obscured glazed.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 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 which is not in a conservation area nor listed. The proposal includes the erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension. The applicant is also seeking alterations to the rear façade and installation of double glazed windows to the front and new windows to the side elevation.

The size of the proposed rear dormer window has been amended slightly to be in keeping with the relevant CPG and would be a subservient addition to the property. Whilst the zinc material does not match existing materials, it is considered to respect the proposed rear elevation. The dormer largely conforms with the 500mm setback guidance and would form an already altered roofline, with the attached semi already benefiting from a similar dormer. The proposed rear and side rooflights are also in compliance with design policy. The bulk and design of the rear dormer window and rooflights would sit comfortably within the roof slopes of the host building. It should also be noted that many nearby properties have existing rear dormer and rooflights and the proposed dormer and rooflights would be in keeping with character and appearance of the local area.

The proposed ground floor rear and side extension involves enlarging the ground floor of the existing two-storey rear projection. The extension is at the north-western side of the rear elevation and is 2m wide and 4.5m deep and considered to be relatively small compared with the size of the host dwelling. The extended space would be used as a utility and garden room. The extension will have a flat roof, clay brick walls and Aluminium framed windows. Given its design, scale, materials and location at the rear of property, it is

considered the rear extension would be in keeping with the character and appearance of the host property.

The proposed alterations to rear façade includes installing a brick wall on ground level and timber cladding on the first floor. The existing rear windows and doors would all be enlarged and replaced with Aluminium framed windows which would match the proposed rear extension. Whilst the alteration works do not match the existing, they are carried out with high quality materials and would give the host property a modern appearance and allow more natural light into rooms. In addition, a new window on the first floor would be installed on the west-facing side elevation together with a window which replaces the existing side door. A condition is attached to ensure the new window on first floor is obscured-glazed so that the amenities at the adjacent property, No. 48 Menelik Road, is unaffected.

The replacement of existing timber windows in the front elevation with double-glazed timber windows of similar style is considered acceptable as it would not have a detrimental impact on the character and appearance of the property.

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.

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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer