

Application ref: 2020/0460/P
Contact: Alyce Jeffery
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Date: 28 April 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

Roz Archer Ltd
87 Corringham Road
London
NW11 7DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22A Ellerdale Road
London
NW3 6BB

Proposal:
Installation of 1 circular window to the rear gable elevation and 3 rooflights to the side
roofslope (northern side).
Drawing Nos: Site Photos; 22aELL/3; 22aELL/4A; 22aELL/5; GPL-EDL-0114-1014;
CR_CRSF_FK_B Rev 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 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 policies 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 - 22aELL/4A; 22aELL/5; GPL-EDL-0114-1014; CR_CRSF_FK_B Rev B.

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

Informative(s):

- 1 Reasons for granting permission-

The properties along Ellerdale Road significantly vary in size and form, and a number of properties have roof alterations such as dormer windows and rooflights. As the rooflights would be installed on a dominant side roofslope, the rooflights have been revised to sit flush with the roofslope to reduce their visual impact. The rooflights are now considered to be acceptable as they would not harm the character and appearance of the host dwelling, streetscene, or surrounding conservation area. The proposed rear gable window would replicate the existing circular windows featured on the property, therefore the proposed window is considered acceptable in design and siting.

Overall, the proposal is considered to be acceptable in terms of its design and materials and would not harm the character and appearance of the host building and surrounding conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Owing to the siting and nature of the works, the proposed development is not considered to result in harm to the amenity of neighbouring occupants.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 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