

Application ref: 2020/0800/P
Contact: Obote Hope
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Date: 4 May 2020

Development Management
Regeneration and Planning
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Powell Tuck Associates Ltd
6 Stanford Brook Road
London
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UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2nd And 3rd Floor
13 Elsworthy Terrace
London
NW3 3DR**

Proposal:

Enlargement of the existing roof dormers and the installation of rooflights to the front and rear elevations all associated with the use of the loft as ancillary residential floorspace.

Drawing Nos: 01 REV P1; 02 REV P1; 03 REV P1; 04 REV P1; 05 REV P1; 10 REV P1; 11 REV P1; 12 REV P1; P13 REV P1 and Design and Access Statement commissioned by Powell Tuck Associates date d February 2020.

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 01 REV P1; 02 REV P1; 03 REV P1; 04 REV P1; 05 REV P1; 10 REV P1; 11 REV P1; 12 REV P1; P13 REV P1 and Design and Access Statement commissioned by Powell Tuck Associates dated February 2020.

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 front and rear dormer extensions (following the demolition of the existing) replacement of the existing front rooflight and installation of new rooflight to the rear elevation accommodation.

The proposed front and rear dormers would be constructed with materials matching the existing roof with timber framed sash windows to front and rear elevations. The window designs would match the design of other windows on their respective elevations. The rear dormer would be proportionately set back from the host property's eaves and 0.5m from the ridge line. The proposed front dormer would have a 1.1m set back from the eaves and 0.6m set back from the ridge line. Officers consider both dormers would appear subordinate to the main dwelling, introducing a sense of symmetry between the terrace properties which would preserve the character and appearance of this part of the Elsworthy Conservation Area.

Conservation style rooflights would be introduced to the rear roof slopes and the rooflight to the front would be replaced and repositioned. Both the front and the rear rooflights would be flush and would be appropriate for a roof of this size, and are acceptable in this instance. Overall, the proposed extension and alterations to the front and rear roof slope would not harm the character and appearance of the host building or the Elsworthy Conservation Area.

The proposed rooflights would not exacerbate levels of overlooking given their angled positioning within the roof slope. The proposed dormer windows would be appropriately setback from the neighbouring properties to the front and rear elevations. Thus, it is not anticipated that the proposed roof alterations would be harmful to the neighbouring amenities in terms of loss of light or privacy.

No objection was received from neighbouring properties, although one comment was submitted relating to the proposed works. The site's planning

history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of 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.

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