

Application ref: 2018/2194/P  
Contact: -  
Tel: -  
Date: 5 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Felix DB Limited  
12 Chichester Road  
London  
NW6 5QN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**56 Flat C Gascony Avenue**  
**London**  
**NW6 4NE**

Proposal:  
Erection of rear dormer window and installation of 3 no rooflights to front elevation of flat

Drawing Nos: FDB-56GA-A001, FDB-56GA-A104, FDB-56GA-A105, FDB-56GA-A106, FDB-56GA-A204, FDB-56GA-A205, FDB-56GA-A206, FDB-56GA-A301, FDB-56GA-A302, FDB-56GA-A304, FDB-56GA-A305, FDB-56GA-A402, FDB-56GA-A403, FDB-56GA-A601.

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: FDB-56GA-A001, FDB-56GA-A104, FDB-56GA-A105, FDB-56GA-A106, FDB-56GA-A204, FDB-56GA-A205, FDB-56GA-A206, FDB-56GA-A301, FDB-56GA-A302, FDB-56GA-A304, FDB-56GA-A305, FDB-56GA-A402, FDB-56GA-A403, FDB-56GA-A601

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 if in CA] of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission:  
The property is one of a group of eight three-storey (plus roof accommodation) terraced properties in the same style. It is not listed, there are no listed buildings within the vicinity, and it is not in a conservation area. South Hampstead Conservation Area is around 70m to the east.

Whilst the roof-scape of this group of buildings is currently unbroken, the application site is not within a conservation area and the existing rear roofs in the terrace are not considered to contain any features or detailing of particular note that contribute to any positive characteristic in the local area or townscape. There are rear roof extensions and dormers in the wider area, including on the opposite side of Gascony Avenue, and on Smyrna Road, some of which are visible from public realm.

The roofs of this group of buildings are tri-pitched roofs with a flat middle section, which have more of a mansard appearance. They may have been modified previously to provide the roof accommodation. Due to the form of the current roof, the proposed rear dormer windows could not comply with all the guidance in the CPG - Altering and extending your home. However, the dormer windows still maintain a set back from the eaves of 50cm. The form and prominent boundary parapets mean that this particular group of buildings could accommodate full-width rear dormers whilst preserving their general character, continuing the flat roof of the tri-pitch onto the top of the dormer. The set back from the eaves means it will step back from the rear elevation and continue to provide a subordinate, albeit larger roof-form, with limited visibility from public realm. The use of slate and appropriately proportioned timber sash windows means it relates to the fenestration on the host building.

As the proposed extension is at roof level, it will not impact on light and outlook of neighbouring properties. Whilst the proposal would introduce new windows at roof level, the windows would not cause any more overlooking than existing windows, or the numerous lawful roof terraces in the area.

No objection was received following statutory consultation. The sites 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 D1 and A1 of the Camden Local Plan, the London Plan, Draft London Plan, and the National Planning Policy Framework. Due regard was also given to the Public Sector Equality Duty, including the circumstances of the applicant, but the proposal is considered to be in accordance with the development plan as a whole.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer