

Application ref: 2020/1492/P  
Contact: Mark Chan  
Tel: 020 7974 5703  
Date: 10 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**50 Menelik Road  
London  
NW2 3RH**

Proposal: Erection of a rear dormer window, rooflights to the front and side and a two-storey 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: Cover Letter, Planning Statement, 0050-00 rev P01, 0050-01 rev P01, 0050-017 rev P02 and 0050-018 rev P02

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:

Drawing Nos: Cover Letter, Planning Statement, 0050-00 rev P01, 0050-01 rev P01, 0050-017 rev P02 and 0050-018 rev P02 (Last received 03/06/2020)

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 is the property listed. The proposal includes the erection of a rear dormer window and a two-storey rear and side extension, installation of rooflights to the front and side, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation.

It should be noted that a similar planning application (ref: 2019/5825/P) was recently approved with the main difference of this proposal being a proposed two-storey rear and side extension with a flat roof. The approved permission had a single-storey rear and side extension only.

The size of the proposed rear dormer window is as approved under 2019/5825/P and is considered to be in keeping with the relevant CPG guidance and would be a subservient addition to the property. Whilst the zinc material of the rear dormer window does not match existing materials, it is considered to respect the proposed rear elevation. The proposed rear dormer would not be visually prominent from within the public realm due to its rear location. 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 slope 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 two-storey floor rear and side extension involves enlarging the

existing two-storey rear closet wing. The extension is at the north-western side of the rear elevation and is 2m wide and 4.5m deep with a flat roof. The extension would have clay brick walls on the ground floor and vertical timber cladding on the first floor with Aluminium framed windows. Due to its rear location, it would not be visually prominent within from public realm. Normally a two-storey rear extension would not be allowed in this situation as rear extensions should be at least one floor beneath the eaves in order to appear subordinate to the host building. However, given the location, the nature of the existing two storey rear projection, the fact that the proposed extension is relatively small with a flat roof, the detailed design of the new extension (giving reference to the existing rear projection), and given there is a variety of widths in the two-storey closet wings in the nearby buildings, it is considered in this instance the rear extension would be in keeping with the character and appearance of the host building and surrounding area. The ground floor of the extended space would be used as a utility and garden room and the first floor would be an office.

The proposed alterations to the rear façade includes installing a brick wall on ground level and vertical 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. Given that the rear façade and side elevation is not visually prominent from within the public realm, it is not considered the works would adversely impact the character of the local area. 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 are unaffected.

- 2 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.

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.

- 3 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).
- 4 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.
- 5 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer