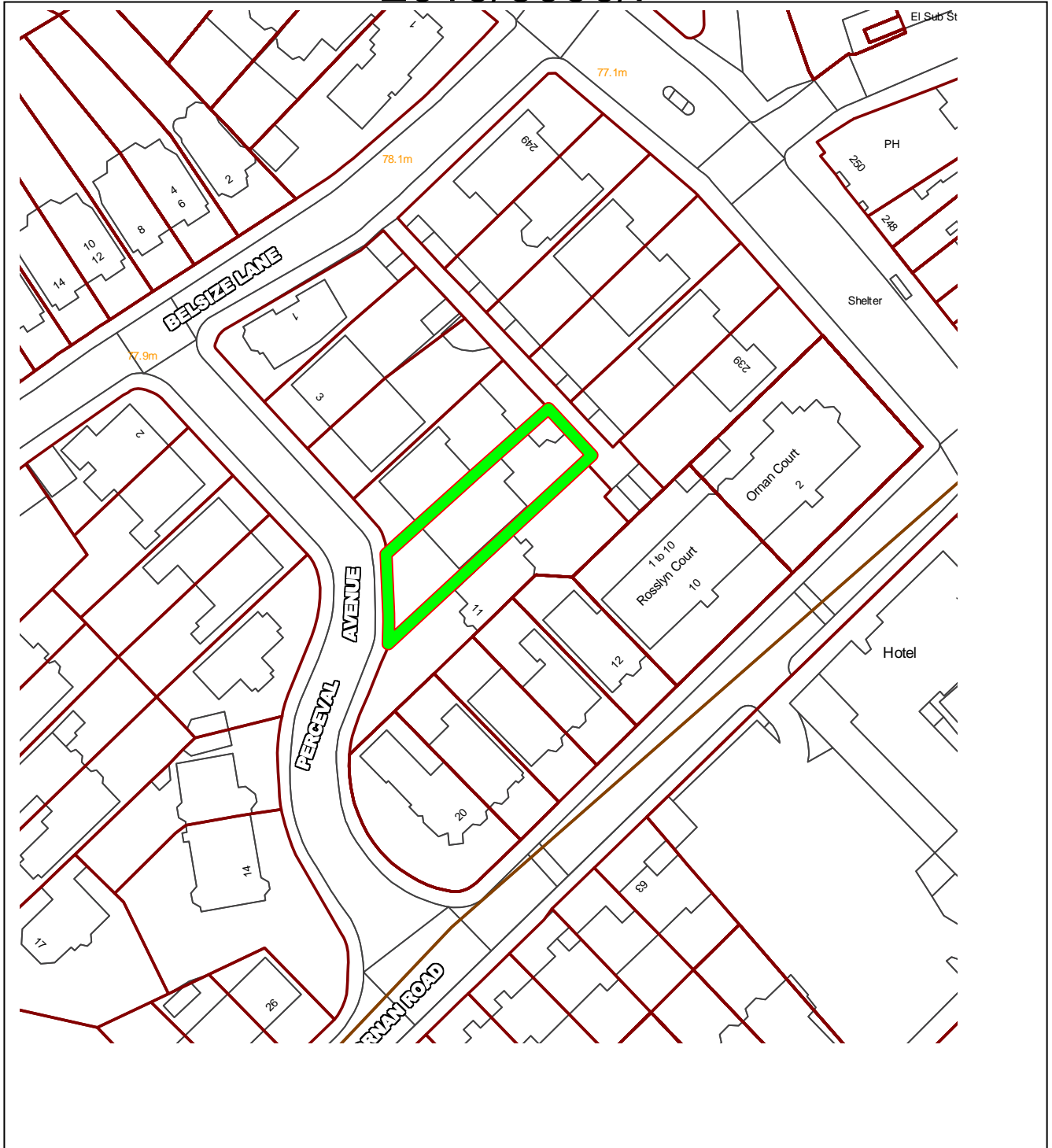


9 Perceval Avenue NW3 4PY 2019/6090/P



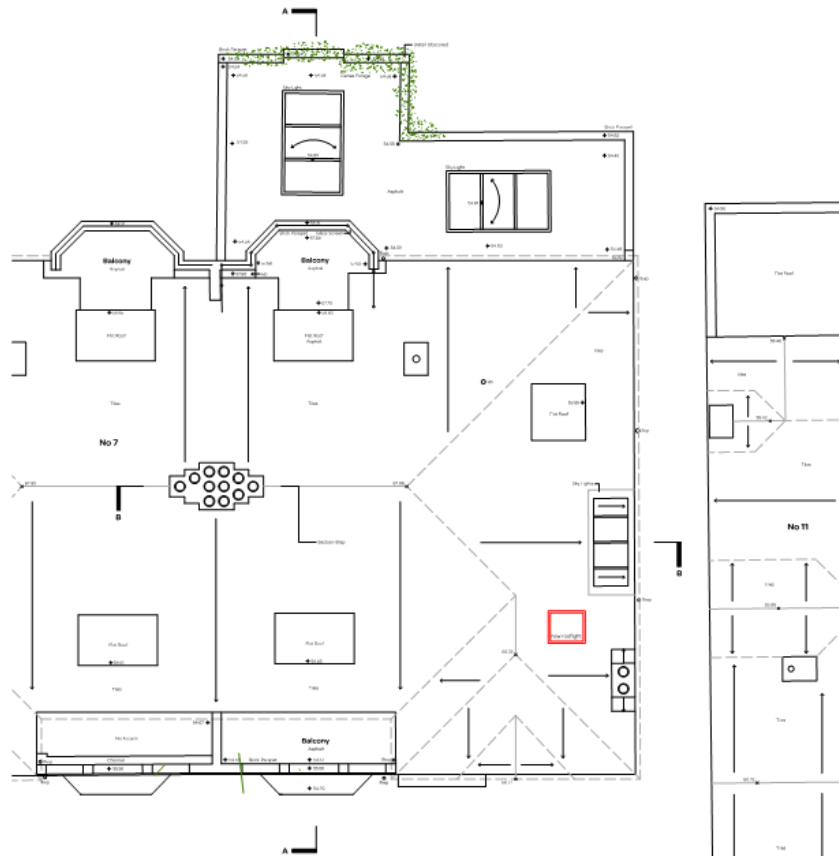


Figure 1 Roof Plan



Figure 2 front elevation



Figure 3 Rear elevation

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:		12/05/2020
	N/A / attached		Consultation Expiry Date:		12/072020
Officer			Application Number(s)		
Josh Lawlor			2019/6090/P		
Application Address			Drawing Numbers		
9 Perceval Avenue London NW3 4PY			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of roof light to side roofslope of dwelling house (C3)					
Recommendation:	Grant conditional planning permission				
Application Type:	Householder Application				
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Summary of consultation:	Site notices were displayed near to the site on the 20/03/2020 (expiry 13/04/2020) The application was also publicised in the local press from 18/06/2020 (expiring 12/07/2020)				
Adjoining Occupiers:	No. of responses	0	No. of objections	0	
Summary of consultation responses:	No responses were received from neighbouring occupiers				
Fitzjohns and Netherhall CAAC	The Fitzjohns Netherhall Conservation Area Advisory Committee (CAAC) made the following objection: 1. Objection to felling of veteran tree under ref. 2020/0408/T Decision 17 March 2020.				

2. The effects on the existing basement and rear lightwell are not shown.
3. This property appears to have been extended previously, the new proposals are for a new deep plan of accommodation. The 'squaring-off' of the existing extension seems unnecessary, aided by a suspect removal of a veteran tree. The Rooflights are excessive and unnecessary at those sizes. The glazed doors etc. are, as designed, clumsy and excessive but with the eternal view of architects and their clients to 'throw open the interior to link with the exterior to the fullest extent. The extension may well bring in its wake AC and/or ventilation plant, greater use of artificial lighting.

Officer response to points 1-3:

1. *The complaint about the tree felling decision is being investigated by the Council's Tree and Landscaping Officer. This decision is separate from the application for the installation of a rooflight.*
2. *The rear lightwell is now shown on the drawings*
3. *Following Officer advice, the rear extension has been removed from the proposals. Officers agree with the CAAC that the extension would add excessive bulk to the host property. The existing extension was designed with a setback in order to relate the building and the loss of this set back was deemed unacceptable.*

Site Description

The application site comprises a three storey with basement semi-detached building located on the northern side of Perceval Avenue. The building is in use as a single dwelling house. The building is located within the Fitzjohns and Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation area.

Relevant History

2020/0408/T REAR GARDEN: 1 x Ash - Fell to ground level. No objection 17/03/2020

2003/3474/P Excavation to form new basement storey with lightwells to front and rear, including balustrade to larger front lightwell. Granted 08/04/2004

P9602207R3 Erection of a replacement front boundary wall, a new glazed infill enclosure to the flank wall of the house, a new detached garage in the rear garden, and the installation of french doors to the rear dormer window. Granted 23/05/1997

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design

- D2 Heritage

Camden Planning Guidance

- CPG Design (2019)
- CPG Altering and extending your home (2019)
- CPG Amenity (2018)

The Fitzjohns/Netherhall Conservation Area statement (March 2001)

Assessment

1. The proposal

1.1. Planning permission is sought for the installation of a single rooflight to the side roof slope. The rooflight would have a metal frame. The rooflight would be 800mm x 900mm. The rooflight would be a conservation rooflight, meaning it would be flush with the roof slope. The rooflight would serve the converted roof space, which is currently not well served with natural light.

2. Revisions

2.1. Following Officer advice, a rear extension was removed from the proposal. The full width rear extension would add excessive bulk to the host building. It is considered that any increase in mass on the existing extension, through the removal of the setback element would have an overbearing impact on the host building.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area (Design and Heritage)
- The impacts on the residential amenities of any neighbouring occupier (Residential Amenity)

4. Design

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

4.2. The rooflight would be positioned on the side roof slope and would not clutter the appearance of the roof. The rooflight would be of a modest size in relation to the roof and would not be visible from the public realm. The frame would be metal which is considered acceptable due to the limited visibility of the rooflight. The proposed rooflight would not harm the character and appearance of the host building nor the Fitzjohns/Netherhall Conservation Area.

4.3. 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 2013.

5. Residential Amenity

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts

caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

5.2. The proposal would not give rise to adverse impacts on residential amenity.

6. Recommendation

Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 13th July 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/6090/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 10 June 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

Square Feet Architects
95 Bell Street
London
NW1 6TL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Perceval Avenue
London
NW3 4PY**

DECISION

Proposal:

Installation of roof light to side roofslope

Drawing Nos: 1902_L_034-B, 1902_L_014, 1902_L_021, 1902_L_041-B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1902_L_034-B, 1902_L_014, 1902_L_021, 1902_L_041-B

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

- 3 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).

Informative(s):

- 1 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.
- 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.

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

Director of Regeneration and Planning