

Application ref: 2020/1685/P
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Date: 24 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2nd Floor Flat
20 Dynham Road
London
NW6 2NR

Proposal:
Erection of replacement rear dormer extension.

Drawing Nos: 001 REVD; 002 REVE; OS Map and Design and Access Statement (no date).

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 001 REVD; 002 REVE; OS Map and Design and Access Statement no date.

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

- 4 Notwithstanding the details shown on the plans hereby approved, the new dormer windows shall be timber framed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a replacement dormer roof extension. As the roofscape has already been altered, the principle of the dormer extension is considered acceptable.

The existing dormer roof extension measures approximately, 2m in width x 1m in depth and 1m in height and is flushed along the party wall with no. 22 Dynham Road. The proposed dormer extension was revised following officers comment and would measure approximately 3.0m in depth, 2.0m in height and 2m in width. It would be set in from the sides by 1m, and appropriately set back from the roof ridge and eaves by 0.5m. Although slightly larger than the existing, the new dormer would have a better relationship with the roofslope than the existing dormer which is off to one side and not set back from the eaves. The dormer would be clad in slate tiles and a condition would be attached for the sash windows to be timber framed.

The dormer would be seen against the backdrop of the rear elevation of properties on Cotleigh Road where the majority of the properties consist of dormer roof extensions. The dormer would be to the rear where it would not be visible in public views. As such, the dormer extension would not have a detrimental impact on the character and appearance of the host building and wider area.

The floorspace created is an extension to an existing flat, enlarging it from a 2-bed to a 3-bed unit. Although the use of the flat may potentially be intensified, it is not considered to be to a degree which would result in unacceptable levels of noise and disturbance.

The dormer extension would not increase the levels of overlooking compared to the existing situation nor would it have an impact in terms of impacting

daylight/sunlight to neighbouring occupiers. Therefore, the proposal would avoid an adverse amenity impact on neighbouring properties.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposal would be in compliance with the London Plan 2016 and 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.
- 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.

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 be 'DRB', is written over a faint circular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment