

Application ref: 2020/2764/P
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Date: 23 September 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/planning

Bruno Paolucci Architecture
43 Ufton Road
London
N1 4HE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Top Floor
93 Fitzjohn's Avenue
London
NW3 6NX

Proposal:

Roof extension to include rear dormer with solar panels on top, and roof projection on front roof slope with three rooflights, all to residential flat.

Drawing Nos: SP_151_01 rev. A; SP_151_02 rev. B; EX_GA_151_01 rev. B;
EX_GA_151_03 rev. B; EX_GA_151_04 rev. B; EX_GA_151_05 rev. B;
EX_GA_151_08 rev. B; EX_GA_151_30 rev. B; EX_GA_151_31 rev. B;
PP_GA_151_01 rev. C; PP_GA_151_03 rev. B; PP_GA_151_04 rev. B;
PP_GA_151_05 rev. C; PP_GA_151_08 rev. C; PP_GA_151_10 rev. A;
PP_GA_151_20 rev. A; SK200907-2 rev. A; Design & Access Statement June 2020;
Dormer insulating details.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

SP_151_01 rev. A; SP_151_02 rev. B; EX_GA_151_01 rev. B;
EX_GA_151_03 rev. B; EX_GA_151_04 rev. B; EX_GA_151_05 rev. B;
EX_GA_151_08 rev. B; EX_GA_151_30 rev. B; EX_GA_151_31 rev. B;
PP_GA_151_01 rev. C; PP_GA_151_03 rev. B; PP_GA_151_04 rev. B;
PP_GA_151_05 rev. C; PP_GA_151_08 rev. C; PP_GA_151_10 rev. A;
PP_GA_151_20 rev. A; SK200907-2 rev. A; Design & Access Statement June 2020; Dormer insulating details.

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

Informative(s):

- 1 Reasons for granting permission:

The property has a mansard type roof with small dormer windows to rear and front elevations on the lower part of the roof. The proposed roof extension includes a rear dormer on the upper slope of the roof which extends to a centralised front projection with rooflights to front elevation. The existing height of the ridgeline on either side of the extension would be maintained.

The proposed rear dormer window would be set in significantly from the boundaries with the neighbouring buildings (by 1.5m) on both sides towards nos. 91 and 95. It would also be set in by 0.5m from the upper eaves and 3.1m to the main eaves of the roof. This would have traditional timber sash windows, matching the ones below, and it would be covered in lead, to match the adjacent dormer a no. 91. The proposed rear dormer window would respect the hierarchy of openings to the rear elevation.

To the front elevation, the proposed projection would have a modest appearance and sit behind the front bay roof apex. This would be set in from the boundaries with neighbouring buildings by more than 0.6m and by 1.3m from the upper eaves and by 4m from the main roof eaves. The extension would have three modest conservation type rooflights, and would be covered in slate to match the existing roof. Due to the height of the building, the existing roof form and the set back of the addition, the proposed front roof extension

would not be visible from the streetscene.

It is noted, that the proposal would not comply fully with CPG Altering and Extending your Home in terms of dormer set backs from the ridge height. The dormer would be visible in fleeting views from the surrounding streets; however, given the context it is not considered it would be harmful. A roof extension has historically been granted at no. 91 Fitzjohn's Avenue (app ref 32647(R1)) which was larger and included a terrace on top of the extension. The current proposal is considered to be more subordinate and to better respond to the architectural features, character and appearance of the host building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal includes eight Photovoltaic Arrays (PV panels) on the roof of the dormer which would provide the occupants with green energy. The proposal would also include insulating the main roof and the roof extension. The panels would be flat on top of the dormer and set back from the edge which would limit their visibility from streetscene or wider area. The proposed materials such as lead and tiles have a low embodied carbon content which is supported.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1 and CC2 of Camden Local Plan 2017. The development would also accord with policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018-2033, the National Planning Policy Framework 2019 and the London Plan 2016.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment