

Application ref: 2020/1777/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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CF.Architects Ltd
South Lodge
Wierton Hill
Boughton Monchelsea
Maidstone
ME17 4JS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Savernake Road
London
NW3 2JP

Proposal: Erection of dormer roof extension to rear roof slope and three rooflights to front roof slope.

Drawing Nos: 290(P)B_001 Rev. 0; 290(P)B_002 Rev. 0; 290(P)B_003 Rev. 1; 290(P)B_010 Rev. 1; 290(P)B_011 Rev. 1; 290(P)B_012 Rev. 1; 290(P)B_013 Rev. 1; 290(P)B_013; 290(P)B_015 Rev. 1; 290(P)B_016 Rev. 1; 290(P)B_017 Rev. 1; 290(P)B_021; 290(P)B_030 Rev. 1; 290(P)B_031 Rev. 1; 290(P)B_032 Rev. 2; 290(P)B_033 Rev. 2; 290(P)B_034 Rev. 2; 290(P)B_035 Rev. 1; 290(P)B_036 Rev. 1; 290(P)B_037 Rev. 2; 290(P)B_042; Design, Access & Heritage Statement by CFARCHITECTS April 2020 Rev - 00; Email 23/09/2020.

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.

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

290(P)B_001 Rev. 0; 290(P)B_002 Rev. 0; 290(P)B_003 Rev. 1; 290(P)B_010 Rev. 1; 290(P)B_011 Rev. 1; 290(P)B_012 Rev. 1; 290(P)B_013 Rev. 1; 290(P)B_013; 290(P)B_015 Rev. 1; 290(P)B_016 Rev. 1; 290(P)B_017 Rev. 1; 290(P)B_021; 290(P)B_030 Rev. 1; 290(P)B_031 Rev. 1; 290(P)B_032 Rev. 2; 290(P)B_033 Rev. 2; 290(P)B_034 Rev. 2; 290(P)B_035 Rev. 1; 290(P)B_036 Rev. 1; 290(P)B_037 Rev. 2; 290(P)B_042; Design, Access & Heritage Statement by CFARCHITECTS April 2020 Rev - 00; Email dated 23/09/2020.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is a semi-detached building with the rear elevation facing the rail line and Parliament Hill behind it. There are numerous properties along this stretch of Savernake Road that have been extended with roof dormers. The existing dormers are varied in size and character but they generally appear subordinate to the roofslopes.

The proposed rear dormer would sit in the middle of the slope, being proportionally set in from the margins of the roof. The central position of the dormer would be appropriate, in this instance, given the position of the windows at the levels below towards the edge of the building. The dormer would maintain the symmetry of the rear elevation and respect the hierarchy of openings.

The dormer would have modest scale and projection, reduced through amendments from the initial submission. It would be claded in zinc, with metal windows, with an overall modern design and appearance which would contrast well with the existing roof tiles and host building. Overall, the proposed dormer would preserve the character and appearance of the host building, rear elevation and wider area, and would not harm views from Parliament Hill.

The proposal includes three rooflights on front elevation. They would have a modest scale and be proportionally placed on the roof slope and higher level. There are numerous properties in vicinity with front rooflights, and therefore the proposal would fit in within the current context and wider area.

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.

In relation to impact on neighbouring amenity, the proposed dormer due to its modest scale, projection and location is not considered to cause harm in terms of loss of light, outlook, or privacy to the neighbouring occupiers.

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, and D2 of Camden Local Plan 2017. The development would also accord with 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.

- 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment