

Application ref: 2019/0709/P  
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Date: 8 October 2020

**Development Management**  
Regeneration and Planning  
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ZAP Architecture  
369 Stratford High Street  
Stratford  
London  
E15 4QZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4**  
**20 Thurlow Road**  
**London**  
**NW3 5PP**

Proposal: Roof extension to include increase in the ridge and eaves height, relocation of dormer on western slope, one new dormer on rear slopes and relocation of existing one, one new dormer on the eastern slope and rooflight, replacement of existing terrace enclosure with glass balustrade, all to residential flat (Class C3).

Drawing Nos: 1802 103 Rev. A; 1802 104 Rev. A; 1802 153 Rev. M; 1802 154 Rev. P; 1802 200 Rev. C; 1802 202 Rev. B; 1802 222 Rev. E; 1802 252 Rev. K; 1802 300 Rev. B; 1802 301 Rev. B; 1802 302 Rev. B; 1802 303 Rev. B; 1802 350 Rev. G; 1802 351 Rev. K; 1802 352 Rev. J; 1802 353 Rev. H; 1802 352 Rev. J; 1802 450 Rev. D; 1728 098 Rev. A; 1728 099 Rev. A.

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 2018-2033.

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

1802 103 Rev. A; 1802 104 Rev. A; 1802 153 Rev. M; 1802 154 Rev. P; 1802 200 Rev. C; 1802 202 Rev. B; 1802 222 Rev. E; 1802 252 Rev. K; 1802 300 Rev. B; 1802 301 Rev. B; 1802 302 Rev. B; 1802 303 Rev. B; 1802 350 Rev. G; 1802 351 Rev. K; 1802 352 Rev. J; 1802 353 Rev. H; 1802 352 Rev. J; 1802 450 Rev. D; 1728 098 Rev. A; 1728 099 Rev. A.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, at a scale of 1:10, and manufacturer's specification for the proposed frameless balustrade;

b) Manufacturer's specification details of all facing materials and samples of dormer materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 2018-2033.

- 5 The existing Welsh slate on the roof shall be reused as part of the new roof construction. In the event that additional slate would be necessary, this shall be matching Welsh slate.

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 2018-2033.

- 6 The eaves brickwork, pediments and detailing shall be completed in accordance with approved drawing references 1802 350 G and 1802 450 D.

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 2018-2033.

- 7 Prior to occupation, the windows of east side dormer shall be fitted with obscure glazing. The dormer windows shall thereafter be permanently retained and maintained as such.

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 roof of the application building has been previously extended with two dormer windows on the north and north-west elevations, and rooflights on all others. The roof also accommodates a terrace on the flat surface of the crown, which was previously established as being in place for more than four years as granted under certificate of lawful development ref no 2008/4861/P.

In order to ensure adequate internal room height within the loft of 2.4m high, the proposal would increase the ridge height of the existing roof by 0.25m and the eaves by 0.15m. Although the Council generally seeks to resist increases in ridge height, this is where the building forms part of an established character with neighbouring buildings. In this instance, the application building is detached, sitting on a corner plot, and therefore the alterations to the height of the crown roof and eaves would preserve the appearance of the host building and streetscene views, when seen in relation to the other buildings, and would not harm an established character. The pediments and decorations between the roof's eaves and the building would be extended as shown on pediment detailed drawing. Currently the roof is covered in Welsh slates and the applicant proposes to reuse the existing slates and if required would install more of the same kind. A condition to secure the Welsh slates and pediment decorations would be added to this permission.

The applicant confirmed that as part of the roof enlargement, the existing chimney breasts would be retained and slightly increased in height in response to the new roof slopes angles and height increase, which is accepted.

The proposed dormers would be subservient to the slopes they sit within and would be set in from the roof margins and ridge by minimum 0.5m in line with CPG Altering and extending your home. Considering that previous dormers were flush with the ridge line, the proposal would improve the current situation. The existing dormers on rear and side slopes would be rebuilt to match the others. Details of the dormers materials would be secured by condition.

The existing roof terrace is surrounded by thin metal bars and bamboo

screening. The proposal would reduce the roof terrace in floor area by 4.7sqm and replace its enclosure with frameless glass balustrade. It is considered that given the prominent location of the terrace, the replacement with frameless glass balustrade would be an acceptable addition. Details of these would be secured by condition.

Overall the proposed roof alterations and extensions would preserve the character of the host building, streetscene 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 terms of impact on neighbouring amenity, the proposed scheme due to its location, position and nature, is not considered to cause harm to the neighbouring amenity in terms of loss of light, privacy or outlook.

One objection was received which is dully addressed in consultation summary. 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 and policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018-2033. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016 (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 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 'DP', is positioned above the printed name and title of the signatory.

Daniel Pope  
Director of Economy, Regeneration and Investment