

Application ref: 2020/3421/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 3 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

YOOP Architects  
Office 128  
28A Church Road  
Stanmore  
HA7 4AW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**12 Prince Arthur Road  
London  
NW3 6AU**

Proposal:

Enlargement of existing rear dormer and construction of new dormer extension to the side elevation.

Drawing Nos: 041/EX/001; 041/EX/002; 041/EX/102 REVB; 041/EX/121 REVA;  
041/EX/122; 041/EX/123; 041/EX/124; 041/PR/221 REVB; 041/PR/202 REVB;  
041/PR/223 REVB; 041/PR/222 REVB; and 041/PR/224 REVB.

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 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: 041/EX/001; 041/EX/002; 041/EX/102 REVB; 041/EX/121 REVA; 041/EX/122; 041/EX/123; 041/EX/124; 041/PR/221 REVB; 041/PR/202 REVB; 041/PR/223 REVB; 041/PR/222 REVB; and 041/PR/224 REVB.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a replacement dormer roof extensions to the rear and erection of a new dormer extension to the flank elevation. As the roofscape has already been altered, the principle of the dormer extension is considered acceptable. To the rear (south) elevation the existing dormer to the southeast elevation measure approximately 2.7m in depth, 1.5m in width and 1.9m in height and to the southeast elevation the existing dormer would measure 1.6m in depth, 1.3m in width and 1.1m in height. On the flank east elevation the existing dormer extension measures approximately 1.3m in depth, 1.7m in width and 1.0m in height towards no. 10 Prince Arthur Road.

The proposed dormer extension was revised following officers' comments and the rear dormer extension would measure approximately 3.7m in width, 1.6m in height and 1.6m in depth. It would be set in from the side by a minimum of 1m, and appropriately set back from the roof ridge by 0.6m and the eaves by 0.5m. Although slightly larger than the existing, the new dormer extension would be an improvement to the existing double dormers, be well designed have a better relationship with the roofslope than the existing dormers given the number of dormers and their varying heights. The dormer would be clad in slate and the proposed windows would timber sash windows.

The proposed dormer to the flank (east) elevation would measure 2.7m in width, 1.5m in height and 1.5m in depth the proposed dormer would be appropriately located from the eaves and roof ridge, The dormer would be constructed with timber framed sash windows to match the other windows on the side elevation and officers consider that the side dormer would appear subordinate to the main building, introducing a sense of symmetry between the semi-detached properties which would preserve the character and appearance of this part of the Fitzjohn/Netherhall Conservation Area.

The dormer rear 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. No, 10 Prince Arthur Road does not consist of a window to the flank (east) elevation. Therefore, the new dormer extension would avoid an adverse amenity impact on neighbouring properties.

No objections were received as a result of the application consultation. The council's conservation officer has reviewed the application and raised no objections. The planning history of the site was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohn/Netherhall 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.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017; the works would accord with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. 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 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 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 read 'DPope', written in a cursive style.

Daniel Pope  
Director of Economy, Regeneration and Investment