

Application ref: 2020/3134/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 8 December 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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
28 King Henry's Road
London
NW3 3RP

Proposal:

Installation of replacement dormer window to front roof slope, and installation of dormer window and rooflight window to side facing roof slope.

Drawing Nos: 1124-01; 1124-02 Rev A; 1124-04; 1124-03 Rev A; 1123-05; 1124-06 Rev B; Cover letter dated 14/07/2020; 1124-13 Rev D; 1124-06 Rev B; 1124-14 Rev E; 1124-15 Rev B;

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:

1124-01; 1124-02 Rev A; 1124-04; 1124-03 Rev A; 1123-05; 1124-06 Rev B; Cover letter dated 14/07/2020; 1124-13 Rev D; 1124-06 Rev B; 1124-14 Rev E; 1124-15 Rev B.

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

Informative(s):

- 1 Reasons for granting permission:

The roof of the application building has been previously extended with front and rear dormers. The front and rear of the property responds to different flats and the current proposal relates solely to the flat fronting the street (flat no. 4).

The application building, as well as others along the street are locally listed for their architectural and townscape significance.

Along the street, numerous buildings have been extended with dormers of various sizes. Some of them received lawful certificates under permitted development (ie ref no. 2005/5229/P granted on 30/01/2006) and some were granted full planning consent (ie ref no. 2004/0874/P granted on 17/05/2004). The character of the street now includes a variation of front, side and rear dormers.

The proposed front dormer would replace the existing one, and has been reduced in scale to match the existing dormer. The dormer would align with the window below and have a modest scale which respects the hierarchy of openings of the host building.

To the side, a new dormer and a rooflight are proposed. The dormer would have a modest scale and subordinate to the roof slope being extended. Due to the site ownership constraints the dormer would not align with the windows below, however it would respect the hierarchy of openings along the side elevation.

Both new proposed dormers would have timber sash windows and lead cladding, which relates to the others along the street. Overall, due to their size and modest projection the proposed dormers would preserve the character and appearance, as well as the architectural and townscape significance of the host building, streetscene and wider area.

The proposed rooflight would have a very small expansion and would sit to the top of the pitched roof. It is noted that its position is restricted by the ownership of the site, however due to its size and position, it is considered that it would preserve the character and appearance of the host building and wider area.

In terms of amenity, due to their modest size and location, the proposed front, rear dormers and rooflight are not considered to cause harm to the neighbouring amenity in terms of loss of light, outlook, nor privacy.

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 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.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer