

Application ref: 2020/4904/P  
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Date: 5 January 2021

**Development Management**  
Regeneration and Planning  
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qR Architects Ltd  
239 Kensington High Street  
Kensington  
London  
W8 6SN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**9 Maresfield Gardens  
London  
NW3 5SJ**

Proposal:

Erection of extension to existing rear dormer and installation of four rooflights  
Drawing Nos: FF9MG-FUL-01; FF9MG-FUL-02; site location plan.

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: FF9MG-FUL-01; FF9MG-FUL-02; site location plan.

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

Informative(s):

- 1 Reasons for granting permission:

It is noted that this property and the neighbouring one at No.7 were built as mirror images of each other and are the only two of this style found within the street. The existing dormer sits between the two rear gable walls. The proposal seeks to extend its depth by 1.2m to the rear and to insert four rooflights on its rooftop. The dormer will not project beyond the gables as it will be set back 1.15m from the eaves and it will retain the same height, set down from the ridge to match the existing side dormers. Given its siting to the rear, it would not be visible from the public realm. The dormer will also match the existing fenestration and cladding of the existing dormer in terms of its design and materials. It is considered that this increased size is marginal and it will still read as a subordinate addition setback from the rear façade. As it is largely screened by the host property's roof form, its appearance will not be noticeably different from the existing. The matching proposed materials are acceptable.

The proposal will also install four roof lights on the rear dormer. They are modest in scale and will not be visible from the public realm. It is considered that they will appear as subordinate and unobtrusive additions to the host property.

The overall proposal is not considered to result in any detrimental impact on the character and appearance of the host property or Conservation Area.

Due to the scale and location of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received. The site's planning history and relevant appeal decisions were 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 Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Publication London Plan (2020) and of 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 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



Daniel Pope  
Chief Planning Officer