

Application ref: 2020/5326/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 22 January 2021

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

AURAA LTD
54 Georgiana Street
London
NW1 0QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36 Glenhurst Avenue
London
NW5 1PS

Proposal: Erection of rear dormer roof extension and conservation style roof lights in front and rear roofslopes. Installation of replacement double glazed timber windows, new double glazed aluminium doors in lean-to and like-for-like timber French windows in rear elevation.

Drawing Nos: 2051_EX: 001, 100, 200, 300
2051_PA: 002, 100, 110, 200, 300
Design, Access and Heritage Statement

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 and the Dartmouth Park Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2051_PA: 002, 100, 110, 200, 300

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

Informative(s):

- 1 Reasons for granting approval.

The site comprises a two storey Arts and Crafts terraced house on the northern side of Glenhurst Avenue. It has a pitched roof with front gable and a small pitched roof single storey rear lean-to on its side with no. 34 Glenhurst Avenue. It is located in the Dartmouth Park Conservation Area. Nos. 2 - 46 (including the site) are noted as being 'positive contributors' to the Conservation Area. The host property is not a listed building and it is not within the vicinity of any listed buildings.

The proposal would involve:

- aluminium framed French doors
- conservation rooflight in the rear lean-to
- replacement of all the windows on the front and rear elevations with matching timber windows, double glazed
- the erection of a rear dormer window extension on the rear roof slope; 500mm from the party wall with no. 34 this would be 2m in height, 3m in width and 2.5m in depth; it would have a pair of timber windows and peg tile walls
- the installation of two 600mm x 800mm conservation rooflights on the front roof slope and one 600mm x 800mm rooflight on the rear roof slope

The proposed drawings indicate the pebble dash finish to the front and rear lean-to to be painted white and the timber beams on the front elevation to be painted green.

The proposals would preserve the character or appearance of the streetscene or the conservation area. There are several similar sized rear dormers on the roof slopes of houses in the terrace and the proposed rear dormer extension would be subservient to the building, it would be in keeping with the form and character of the building and it would not harm the character or appearance of the conservation area.

The proposed rooflights would similarly be of an appropriate size, siting and design such that they would not harm the townscape or heritage value of the building or the appearance of the streetscene. There are numerous similar

sized rooflights in the front and rear roofs all along the terrace.

The rear of the property is of less significance in the conservation area and the proposed alterations to the rear lean-to and existing modern French doors in the main building would not be visible in the public domain and would preserve the character or appearance of the conservation area or the townscape.

The painting at the front and rear would respect the original appearance of the building and those of the neighbouring houses in the terrace.

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.

The proposals would not materially harm the amenity of any neighbouring occupiers. The proposed rear dormer extension would not project beyond or above the rear elevation or roof of the building and consequently it would not result in any significant loss of light, privacy or outlook at any adjoining sites. No other extensions or additions are proposed.

No objections have been received following the display of site notices and a press advertisement.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposal would also accord with relevant policies within the Dartmouth Park Neighbourhood Plan, Published London Plan December 2020 and the NPPF 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.

- 5 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)

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