

Application ref: 2020/5726/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Toleman Associates
Rennie house
Torriano Mews
LONDON
NW5 2RZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
49 Lady Somerset Road
London
NW5 1TY

Proposal:

Change of use from ground floor one bed flat and 1st - 2nd floor 3 bed flat back to single family dwelling including erection of single storey side/rear extension and a loft conversion with 1 No. rear and 1 No. side dormer windows and front roof light.

Drawing Nos: Location Plan, 2016: - 02A, 03A, 04A, 05A, 06A, 12A, 14A, 15A, 16A,
Design and Access 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings: 2016: - 02A, 03A, 04A, 05A, 06A, 12A, 14A, 15A, 16A

Reason:

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

Informative(s):

- 1 The proposal would result in the net loss of one residential unit. However, as there would be no loss of residential floorspace and a larger dwelling would be created, the proposal would not be contrary to the Council's policy for resisting the loss of residential floorspace (Policy H3) or policy H7 (Large and small homes) of the Camden Local Plan 2017.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 134sq. m for a 5 bed (8 bedspace) unit over three floors (there is no standard for dwellings over 4 floors). The proposed unit would have a GIA of 224 sq. m, surpassing this standard.

The proposed bedrooms would be sufficiently sized and they would have good sized windows to provide natural light and ventilation. The loft room would not provide sufficient head height to be used as a habitable room but it is shown as being for a study or playroom. The house would have a 13m deep rear garden. Given the above assessment, the proposal represents a good quality of accommodation.

The proposed single storey infill extension would be in keeping with other side return extensions in the terrace (such as at nos. 51, 53 and 55) and aligning with the existing rear outrigger, single storey in height and of matching bricks, it would not be overbearing or incongruous on the building or terrace.

There are similar pitched dormers on the sides and rear of other buildings on this side of Lady Somerset Road, and the proposed dormers would comply with Camden's Planning Guidance on dormer windows in terms of being set up from the eaves, below the ridge and in from the elevation. Both dormers would be subservient within the roof and on the building and not unduly overbearing or incongruous in the streetscene or townscape.

There would be no loss of amenity for surrounding occupiers. The use as a single dwelling would not result in significant noise or disturbance and the extensions would not overshadow, overlook or result in a loss of outlook or sense of enclosure at any neighbouring properties.

The proposed single storey infill extension would not project beyond the adjoining single storey element at no. 51 and with a height of 2.3 - 2.4m on the boundary with this property, the proposal would not be overshadowing or overbearing upon the rooflights of this infill extension.

The proposed single storey infill extension would not impact upon the light, outlook or privacy of any other windows.

The proposed dormer windows would not significantly obscure the light or outlook from any neighbouring rooms (or amenity areas). The proposed dormer window would not project any further towards the rear gardens than existing windows and so it should not result in significantly increased overlooking. The proposed side elevation (drawing 2016/15 A) indicates that the side dormer window would be fixed shut and of opaque glass such that there should be no direct overlooking at no. 47.

No comments were received following statutory consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies H3, A1, D1 and D2 of the London Borough of Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood 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 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer