

Application ref: 2020/5939/P  
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Date: 2 March 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](mailto:planning@camden.gov.uk)  
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Neale and Norden Consultants  
17-19 Dartmouth Park Avenue  
London  
NW5 1JL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**113 Priory Road**  
**London**  
**NW6 3NN**

**Proposal:**

Erection of a dormer on side (south) roofslope and a dormer on front roofslope of main roof; addition of a rooflight on side (north) roofslope; installation of 5 solar power panels and a hatch on central flat part of roof; alteration to top floor windows in front gable and rear elevation.

Drawing Nos: D01, D02, D03 C, D04, D05B, D06C, D07B, D08A, D09, D10A, D11A,  
Design & Access Statement, 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 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 drawings and documents:  
D01, D02, D03 C, D04, D05B, D06C, D07B, D08A, D09, D10A, D11A, Design & Access Statement, Heritage Statement

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission-

Overall the proposals would not appear as incongruous or harmful additions on the building and would not harm the character and appearance of the Conservation Area.

The proposed dormers would be in keeping with the existing dormers in terms of being set within the roofslopes, modestly sized and matching in terms of design and materials. They would preserve the appearance of the roof, the building and the Conservation Area.

The solar panels on the roof would not be visible within the public domain and they would not be apparent in the streetscene.

The proposed rooflight on the northern roof slope, the enlarged window in the front gable and sash window on the top floor at the rear would be appropriately sized and positioned and of an appropriate style and appearance, such that they would not harm the character or appearance of the host building and Conservation Area.

The development is considered to preserve the character and appearance of the Conservation Area. 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 development is not considered to cause any adverse impacts on the

amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. Notably the new side dormer would sit alongside the roof of the neighbouring building (111 Priory Road) and it would not result in any overlooking of rooms or gardens. The new windows at the front and the rooflight in the north roofslope would similarly not overlook any adjoining rooms or gardens. Arrayed horizontally on the flat central part of the roof of the building, the solar panels would not detract from the outlook of any neighbouring properties or result in glare for any surrounding occupiers.

One comment was received during the consultation period and the plans were revised accordingly to address the detailed design issues raised. 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer