

Application ref: 2021/0298/P
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Date: 23 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Projection Architects Ltd
Flat 8, Jade House
12 Lancaster Grove
London
NW3 4NX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
60 Patshull Road
London
NW5 2LD

Proposal:
Enlargement of the existing rear dormer at roof level and replacement of fake slate roof tiles with new natural slate tiles.
Drawing Nos: Design & Access Statement, Existing and Proposed plans (all revision D)- A02, A03, A04, A05, A06, A07, A08, A09, A10, A11.

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: Design & Access Statement, Existing and Proposed plans (all revision D)- A02, A03, A04, A05, A06, A07, A08, A09, A10, A11.

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks to lengthen the existing rear dormer nearer towards the eaves of the rear roof slope. This would extend the existing dormer rearwards by 1225mm but it would remain the same height and width, with new materials to match that of the existing.

Dormer windows of a similar size and design are a common feature along both sides of Patshull Road. The proposal is considered to be appropriately sized and sited and to have a negligible impact on the overall character and appearance of Bartholomew conservation area.

Overall, the proposed dormer would be modest in scale and would be still set back from the eaves. It is considered a subordinate addition to the roof slope which would not significantly harm the character of the host building or the wider conservation area.

The removal of non-original tiles for natural slates are considered an enhancement as such tiles are traditional and sympathetic to the conservation area.

Due to the proposal's location scale and siting, there would not be any impact to the amenity of adjoining occupiers in terms of loss of daylight, outlook or privacy.

No comments have been received following statutory consultation. The site's planning history was 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan; it also accords with the London Plan 2021 and 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