

Application ref: 2020/5985/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Archi-Tone Ltd  
130 East Barnet Road  
New Barnet  
EN4 8RE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Cressy Road**  
**London**  
**NW3 2LY**

Proposal:  
Erection of single storey rear/side infill extension and rear dormer extension on rear roofslope; installation of two rooflights in front roofslope.  
Drawing Nos: 20597: 01B, 02A, 03A, 04A, 05, 06A, 07, 08, 09, 21B, 22B, 23B, 24B, 25B, 26D, 27B, 28B, 29B, 30C

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: 20597: 21B, 22B, 23B, 24B, 25B, 26D, 27B, 28B, 29B, 30C

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

Informative(s):

- 1 Reasons for granting permission-

The proposed single storey side/infill extension would align with the existing three storey rear outrigger and be constructed of matching brick and single storey in height. It would be subordinate in size and would not harm the appearance of the building. There are numerous single storey side 'infill' extensions within the terrace, for example at nos. 18, 24, 28 and 32 Cressy Road, and the proposed extension here would not harm the character or appearance of the Conservation Area.

The rear dormer extension and front rooflights have been revised during the course of the application.

The rear dormer extension, being set in 1m from the sides, 600mm below the ridge and 750mm above the eaves, would be modestly sized and sufficiently sited within the roofslope such that the main form and character of the roof would be preserved. It would be constructed of matching tiles with appropriately sized timber framed windows in keeping with the original building. Thus the rear dormer extension would not harm the character or appearance of the building, terrace or Conservation Area. Notably it would match an identical dormer next door at no.18.

There are similar sized and designed rear dormer windows at a number of other houses on the east side of Cressy Road, including matching examples at nos. 18, 26 and 32. The rear dormer at no.18 was granted planning permission ref 2013/6476/P, that at no.26 was granted permission ref 2004/0742/P and that at no. 32 was granted permission ref 2010/3571/P.

At the front, the proposed two rooflights would respect the symmetry of the front elevation and the appearance of the streetscene.

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 proposed dormer roof extension would not cause any loss of light or privacy to any neighbouring properties or gardens surrounding the site. The proposed single storey side/rear infill extension and front rooflights would

similarly not cause any significant loss of light, privacy or outlook to any neighbouring properties.

No objections have been received from any neighbouring addresses. The site's planning history has been taken into account in the assessment of the application.

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 2021 and the National Planning Policy Framework 2019.

- 2 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, 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.
- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer