

Application ref: 2020/5821/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 16 June 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)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

AS Studio Ltd  
2 Magdalen mews  
London  
NW3 5HB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 11**  
**336 Kilburn High Road**  
**London**  
**NW6 2QN**

Proposal: Erection of a front dormer extension.

Drawing Nos: 3336(PLA)000; 3336(PLA)100; 3336(PLA)110 Rev. A; 3336(PLA)210 Rev. A and 3336(PLA)200.

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 plans: 3336(PLA)000; 3336(PLA)100; 3336(PLA)110 Rev. A; 3336(PLA)210 Rev. A and 3336(PLA)200.

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

Informative(s):

- 1 Planning permission is sought for the erection of a front dormer extension to extend the residential floor area of Flat 11 within the front loft space of 336 Kilburn High Road. The host building forms a terrace with Nos. 330-334 (even) Kilburn High Road, which are locally listed buildings recognised for their architectural and townscape significance. These buildings benefit from centrally located front dormers with either two or three windows and stepped and ornately styled parapets above. Whilst architecturally different, the host building is of a similar scale to Nos. 330-334 and the proposed erection of a front dormer extension to this roofscape is considered to be acceptable in principle. The design of the proposed dormer extension has been revised to incorporate a rounded front parapet with round topped windows, which are more in keeping with the style and appearance of the host building and visually distinct from the neighbouring front dormers. The proposed dormer is considered to be subordinate to the host building in size and scale, and the proposed materials are considered to be appropriate. Overall, the proposal would respect the character and appearance of the host building and terrace of which it forms a part, and would not harm the setting of the adjacent locally listed buildings.

Given its size and location on the front roofslope, it is not considered that the proposed dormer extension would impact the amenity of nearby or neighbouring residential occupiers in terms of outlook, daylight/sunlight, noise or privacy.

No objections were received and 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 and D1 of the Camden Local Plan; the proposal would be in As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017; the proposed development also accords with policies of the London Plan 2021 and of 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, 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 (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



Daniel Pope  
Chief Planning Officer