

Application ref: 2021/1690/P
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Date: 7 July 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
www.camden.gov.uk/planning

Architecture
11A Beresford Road
London
N2 8AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Netherhall Gardens
London
NW3 5RL

Proposal:
Erection of new front dormer, enlargement of existing rear dormer and installation of 4 rooflights at sides.
Drawing Nos: 101; 102; 103; 104; 105/A and 106.

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 and policies SD2, SD4 and SD5 of the Redington Froggnal Neighbourhood Plan 2021.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 101; 102; 103; 104; 105/A and 106.

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

Informative(s):

- 1 Reasons for granting permission:

One front rooflight will be replaced with a dormer window that matches the detailed design and scale of the one found at No.19, although it is positioned further from the roof hip to minimise its visual impact. It still retains an acceptable gap between the dormer and edges of the roof. It is noted that this property sits in a group of three detached houses of the same design and No.19 and 23 have similar scaled front dormers, so it is considered that a front dormer in this instance would not be out of character. The replacement rear dormer will measure 2m wide, 1.5m high and 1.5m deep. Given its siting to the rear, it would not be visible from the public realm. It will retain a reasonable gap between all edges of the roof which is acceptable. Both dormer windows will have timber sashes in keeping with the neighbouring properties and lead cladding to the cheeks and roof. The proposed materials are acceptable.

The four rooflights proposed will be discreetly sited, two on each side of the roof behind the existing chimney so views will be limited from the street.

The proposed dormers and rooflights are considered to appear as subordinate and proportionate additions on the roof slope. It is considered that the overall proposal in terms of its scale, siting and detailed design is acceptable and would not result in any detrimental impact on the character and appearance of the host property or Conservation Area.

Due to the scale and location of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received. The site's planning history and relevant appeal decisions were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies SD2, SD4 and SD5 of the Redington Froggnal Neighbourhood Plan 2021. 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) 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