

Application ref: 2021/0303/P
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Date: 31 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Studioort
2a Westmoreland Rd.
London
SE17 2AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Brookfield Park
London
NW5 1ER

Proposal:

Enlargement of the existing dormer on the rear north-facing roof, insertion of 2 rooflights to the front roof and erection of a replacement ground floor rear extension, plus other elevational alterations

Drawing Nos: BROO_P_EX_001; 002; 003; 004; 005; 006; 007; 008; 009; 010.
BROO_P_PR_102; 103; 104 B; 105 A; 106 A; 107 B; 108 A; 109 A; 110.

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 The development hereby permitted shall be carried out in accordance with the following approved plans- BROO_P_EX_001; 002; 003; 004; 005; 006; 007;

008; 009; 010. BROO_P_PR_102; 103; 104 B; 105 A; 106 A; 107 B; 108 A; 109 A; 110.

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

- 3 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.

- 4 The flat roof of the rear extension hereby approved shall be accessed for maintenance purposes only and shall not be used as an amenity terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Building 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.

Planning permission is sought for the enlargement of the rear dormer extension to wrap around the rear inner roof and replacement of the existing rear extension by a similar sized one.

On the eastern side of Brookfield Park nearly all of the properties have been extended at rear roof level, which has resulted in a mixed roofscape. At this property, the rear inner roof already contains the original dormer and a smaller roof window. The enlarged dormer would be reasonably sized relative to the extensive roof surface; the top of the dormer would be set down from the ridgeline by 200mm and would represent an improvement on the existing dormer which is built up to the ridgeline.

On the southern side roof which is visible from the street, a small roof light would be inserted towards the front which is acceptable. The side elevation fenestration alterations are modest and acceptable.

At ground floor the rear extension would be rebuilt to its existing footprint but with a consistent roofline, slightly higher in part, and with a fully glazed façade with large sliding windows linking the ground floor to the garden. The overall bulk, size and design would match that of the extension next door.

The proposals have been revised during the course of the application to reduce their overall scale. The enlarged dormer would be subordinate to the original roof and the property as a whole. With regard to the rear ground floor extension, the use of a large area of glazing is characteristic of such garden level extensions, and is similar to the rear ground floor treatment of neighbouring properties such as no. 12.

Overall the proposals are considered to preserve the character and appearance of the host property and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character and 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 would not impact harmfully on the amenity of neighbouring properties as no new views would be opened up into neighbouring habitable rooms; the enlarged rear dormer would not be overbearing or cause undue loss of light to No. 16 as it would be located at the centre of the roof, away from neighbouring windows; the rear extension would match the height and building line of the adjacent one at no.12 so would not cause any further loss of amenity. A condition is attached to the decision to ensure that the first floor flat roof, which will be altered in conjunction with the rear ground floor windows, is used for maintenance only, and not as a roof terrace.

One comment was received from the Conservation Area Advisory Committee, which has informed discussions with the applicant. The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 3 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.

- 4 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.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer