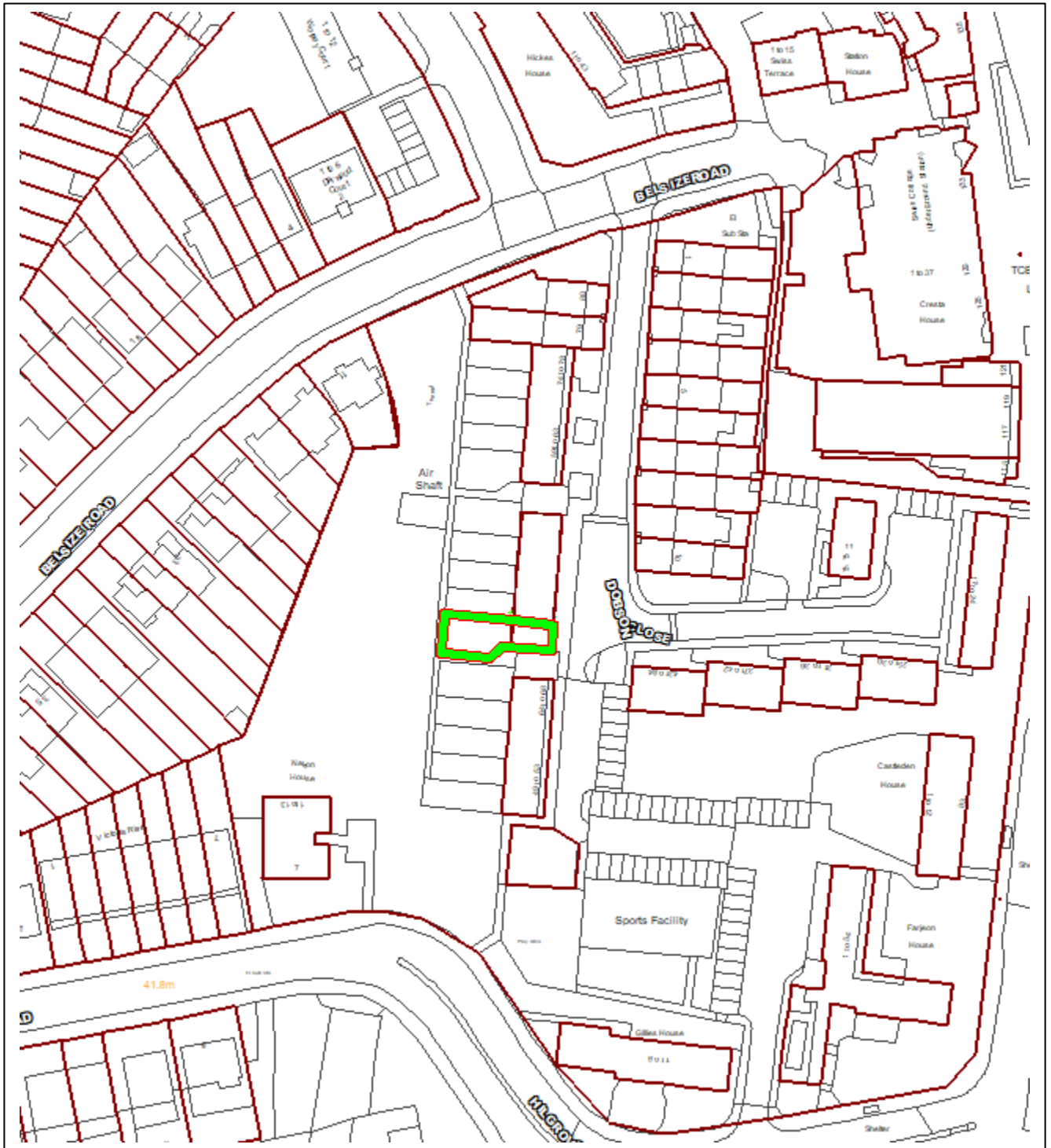


# 54 Dobson Close \_ 2021/2418/P



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Figure 1



54 Dobson Close (Front Elevation)

Figure 2



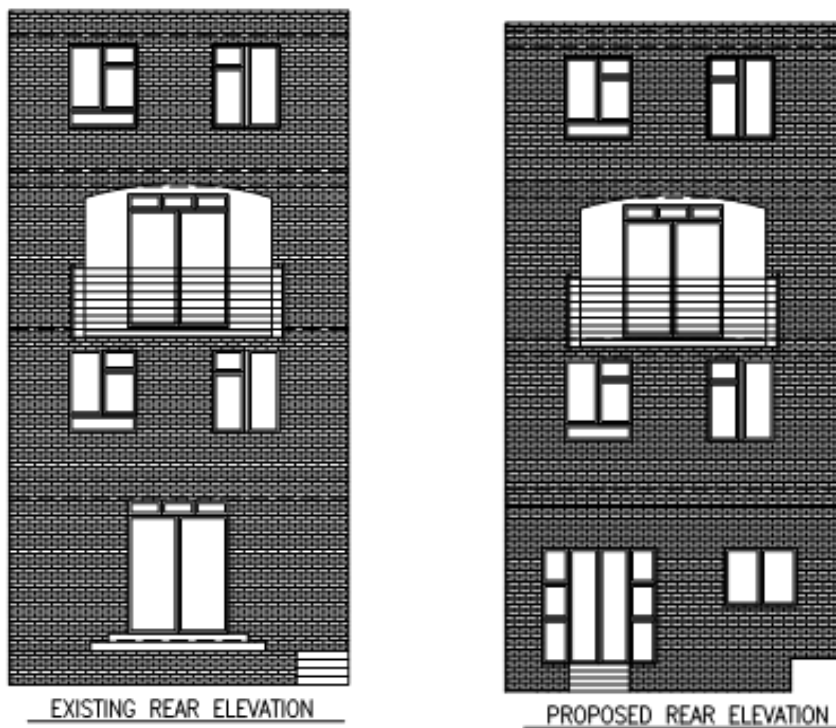
54 Dobson Close (Rear Elevation)

Figure 3



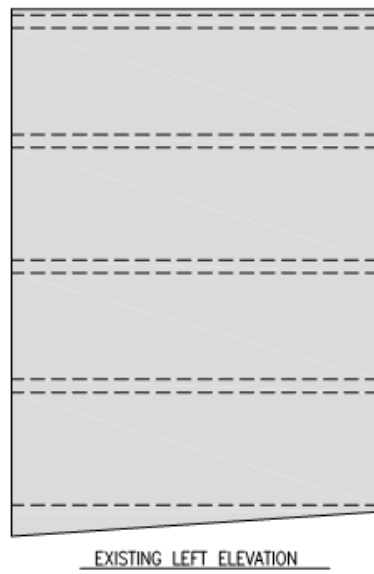
54 Dobson Close (Rear Elevation)

Figure 4



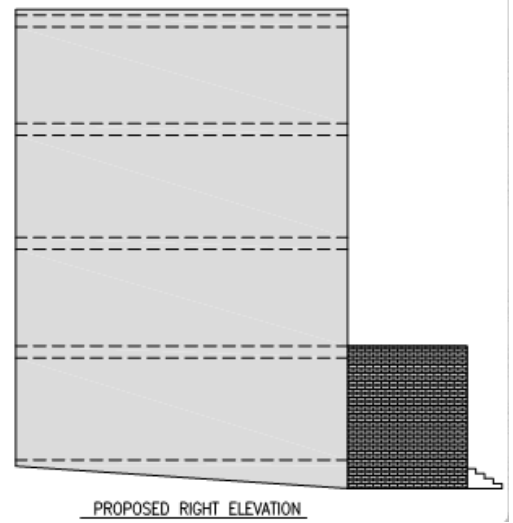
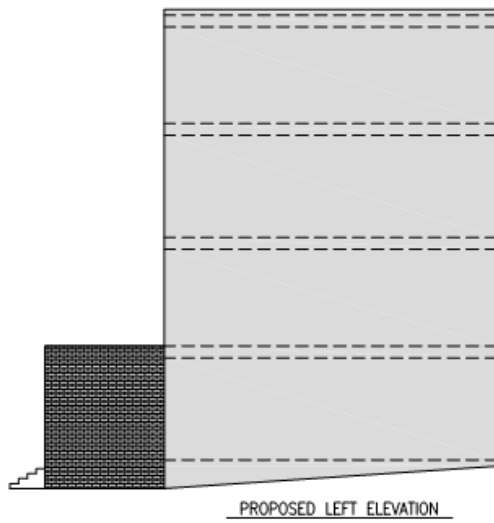
Existing and Proposed Elevation

Figure 5



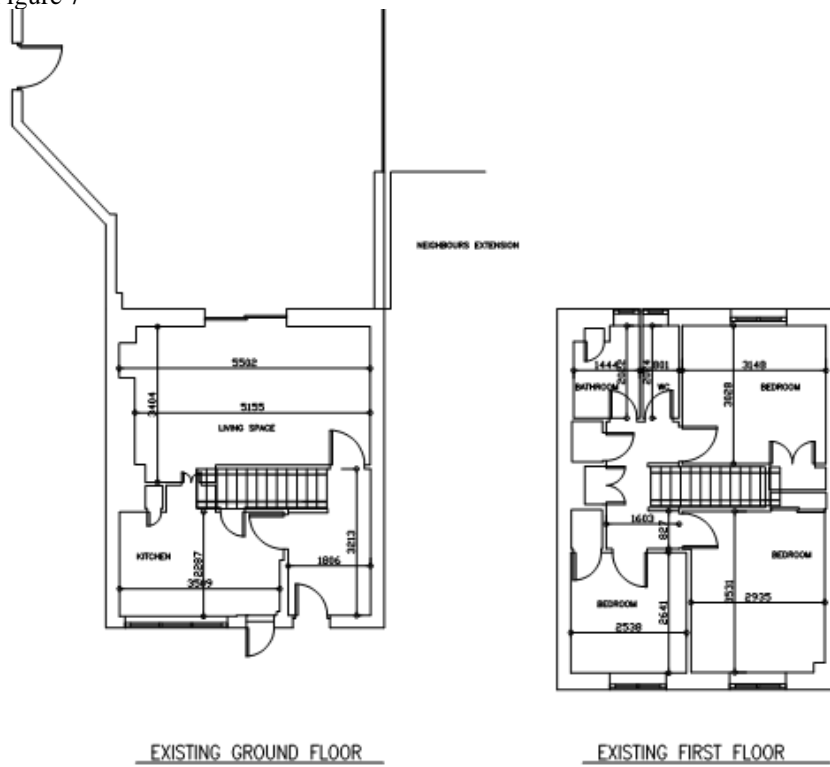
Existing Side Elevation

Figure 6



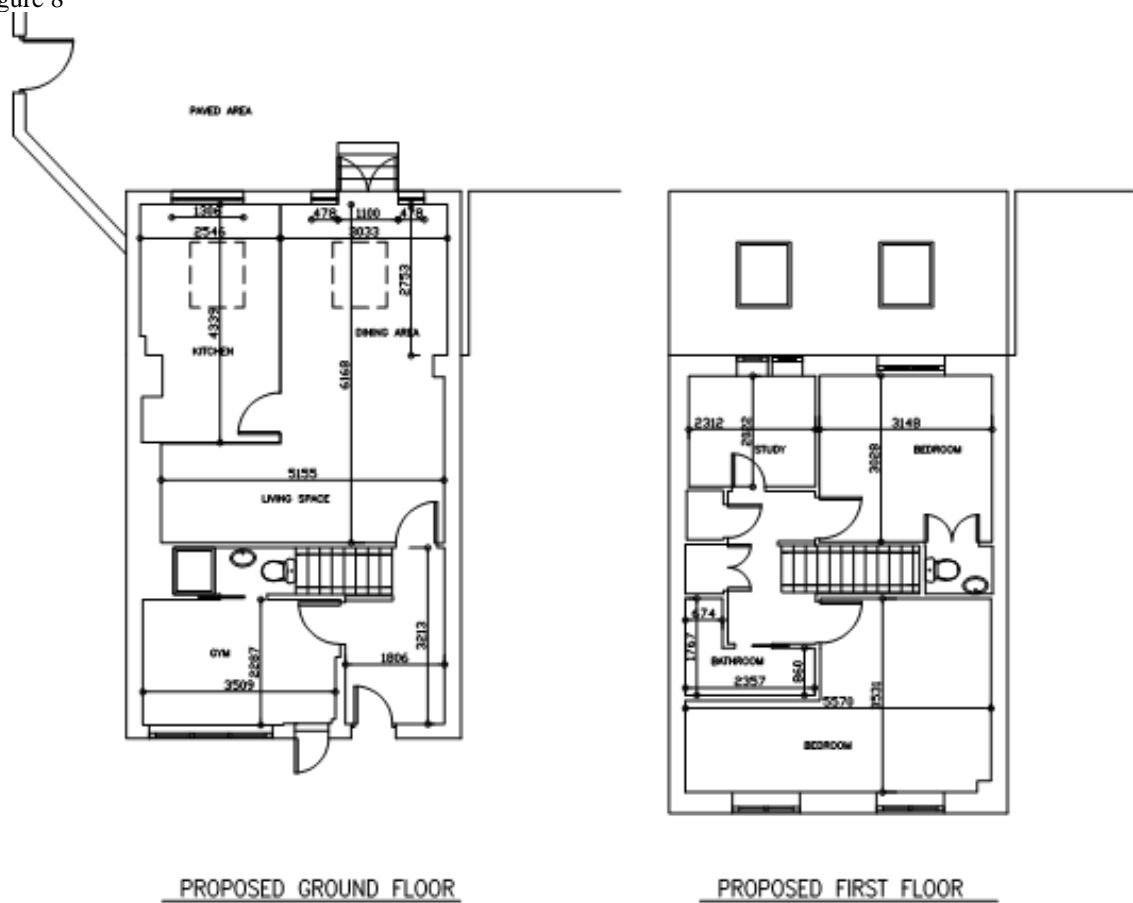
Proposed Side Elevation

Figure 7



Existing Floor Plan

Figure 8



Proposed Floor Plan

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>05/11/2021</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>19/07/2021</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jennifer Dawson			2021/2418/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
54 Dobson Close London NW6 4RU			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey rear extension at ground level with external steps to include. 2x roof lights, double doors with glazing and new windows.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	6
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed adjacent the site from 25/06/2021 to 19/07/2021, Objections were received from local residents. The objections are summarised below;</p> <ul style="list-style-type: none"> <li>Scale and mass of extension is too large <b>Officer comment:</b> Design discussed in para 3.4</li> <li>Extension would compromise the architectural integrity of the building <b>Officer comment:</b> Design discussed in para 3.4</li> <li>Loss of green space in garden <b>Officer comment:</b> Occupier's amenity discussed in para 4.2</li> <li>Loss of outlook <b>Officer comment:</b> Neighbouring amenity discussed in para 4.3</li> <li>Cooking smells from kitchen coming into adjoining properties <b>Officer comment:</b> Officers do not consider kitchen fumes from a residential flat would unreasonably harm the amenity of adjoining occupants.</li> <li>Fire safety issues locating kitchen to the rear of the property and loss of fire access. <b>Officer comment:</b> In this instance fire safety is not a material planning consideration.</li> <li>Construction noise and vibration <b>Officer comment:</b> Any impacts would be minor and temporary, and would suitably controlled by relevant legislation. The applicants would informed of the environmental health regulations regarding hours of construction.</li> <li>Extension will cause same damage to block as the 55 Dobson Close development <b>Officer comment:</b> these issues are controlled through civil procedures between parties, such as the party wall act, and through compliance with the Building Regulations. Matters relating to damage and building control are discussed in para 5.1 and 5.2</li> </ul>					
CAAC/Local groups comments:	None were received.					

## Site Description

The application site lies within a four storey residential block and this application relates to a ground and first floor flat (end-of-terrace) located on the western side of Dobson Close.

The site is not located within a conservation area nor is it located adjacent any Listed Buildings.

## Relevant History

None at 54 Dobson Close.

### **51 Dobson Close;**

**2020/1636/P**- Erection of a single storey ground floor rear extension - **Granted** on 28/07/2020 (was referred to the Members Briefing).

### **55 Dobson Close;**

**2016/3799/P** - Erection of single storey rear extension to ground floor flat (Class C3) - **Granted** on 05/09/2016 (was referred to the Members Briefing).

## Relevant policies

### **National Planning Policy Framework (2021)**

### **London Plan (2021)**

### **Camden's Local Plan (2017)**

A1 Managing the impact of development

D1 Design

### **Supplementary Guidance**

CPG Home Improvements (2021)

CPG Amenity (2021)

## Assessment

### 1.0 Proposal

#### 1.1 Planning permission is sought for:

Erection of a single storey ground floor rear extension which would measure 3m in depth, extend full width of the site approximately 6.105m in width, and measure 3.367m in height at the eaves along the side boundaries. The roof would be flat and include 2 rooflights. The extension would be constructed with brickwork to match the host building and feature double door with windows either side of it on the elevation overlooking the garden.

### 2.0 Assessment

#### 2.1 The main considerations in relation to this proposal are:

- Design
- Amenity Impacts

### 3.0 Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) requires developments to consider the following;

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

3.2 The Home Improvements (2021) states that generally, rear extensions are often considered the most suitable form of extension to a house or flat. In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist.

3.3 Officers note that similar extensions have been granted and implemented nearby by, notably no. 55 and 51 Dobson Close, and therefore the proposed extension at no. 54 Dobson Close would not appear out of character in the area.

3.4 The overall height and depth of the extension is considered acceptable for a building of its scale, a four storey terrace building. It is considered the proposal would not unduly harm the appearance of the host building or the streetscene in general, The proposed materials would match the host building and the design overall respects the character of the host building. On balance the single storey rear extension is compliant with the above mentioned design policy and guidance.

3.5 In light of the above, the proposed rear extension is not considered to cause harm to the character and appearance of the host dwelling or terrace in which it forms part of, and is therefore considered to be in accordance with policy D1 (Design) of the London Borough of Camden Local Plan 2017 and CPG (Home Improvements).

### 4.0 Amenity Impacts

4.1 Policy A1 (Managing the impact of development) of the Camden Local Plan 2017 states that 'The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. The Council seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors we will consider include visual privacy, outlook, sunlight, daylight and overshadowing and artificial lighting levels.' This is further supported by CPG (Amenity).

4.2 The existing occupiers benefit from a large rear garden, with approximately 110sqm of private amenity space. The proposed rear extension would provide the occupiers with additional living space, whilst still retaining a garden area of 91sqm, which officers consider to be a substantial and practical area of private amenity space for the occupiers to enjoy.

4.3 The neighbouring ground floor flat (51 Dobson Close) also has a rear extension. The proposal is to be built in line with the neighbouring property. The proposal will not reduce outlook, create loss of light or appear overbearing as it is in line with the previous development. No side facing windows are proposed, therefore the development would not result in a loss of privacy or overlooking.

4.4 A condition would be attached to any permission to ensure the flat roof of the proposed rear extension would not be used as a roof terrace in order to prevent unreasonable overlooking into the gardens of the adjacent properties and potential noise and disturbance.

4.5 As such, the rear extension is considered to be acceptable and in accordance with policy A1 of the London Borough of Camden Local Plan 2017 and guidance within the CPG (Amenity).

## **5.0 Structural damage**

5.1 A number of objections were received from nearby occupiers concerned about potential structural damage from the development. However, an impact assessment for structural faults cannot be requested at planning stage and this is not a planning matter. Any development would require approval under the Building Regulations and any application would be considered on its own merits taking into account the structural/geological conditions which the Building Control Officer (BCO) would investigate on site and advise accordingly.

5.2 General issues of structural impact on neighbouring properties and party wall controls are civil matters between parties. The proposed works are capable of being undertaken without demonstrable harm to neighbours in planning terms. In light of the above, no further discussion regarding structural damage will occur at planning stage.

## **6.0 Recommendation**

6.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 25th October, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/2418/P  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: [Jennifer.Dawson@camden.gov.uk](mailto:Jennifer.Dawson@camden.gov.uk)  
Date: 19 October 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](http://www.camden.gov.uk)

iPlans  
204 Baker Street  
Suite 112  
London  
EN1 3JY

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**54 Dobson Close**  
**London**  
**NW6 4RU**

# DECISION

Proposal:

Erection of single storey rear extension at ground level with external steps to include. 2x roof lights, double doors with glazing and new windows.

Drawing Nos: Site Location & Block Plans Issue

Existing Elevations, Proposed Elevations, Existing Floor Plans, Proposed Floor Plans

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: Site Location & Block Plans, Existing Elevations, Proposed Elevations, Existing Floor Plans, Proposed Floor Plans
- 4 The flat roof of the rear extension hereby approved shall not be utilised as a roof terrace.

Reason: To protect the amenity of adjoining occupiers in accordance with policy A1 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 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).
- 2 Reasons for granting permission.

The proposal is for a 3m by 6.1m single storey rear garden extension.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 and A1 of the Camden Local Plan 2017. The proposed development also follows guidance set out by Camden Planning Guidance Amenity (2021), Design (2021) and Home Improvements (2021).

Concerns for the proposal were raised by local residents. These objections have been discussed in the officer report.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DECISION**