

Application ref: 2021/0340/P
Contact: Adam Greenhalgh
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Date: 22 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
www.camden.gov.uk/planning

My-architect
36 Keeling House
London
E2 6PG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
115 York Way
London
N7 9QE

Proposal:

Erection of rear dormer extension and installation of two front rooflights to provide new ensuite bedroom for upper floors flat.

Drawing Nos: Location Plan, 244/01/200 P04, 244/01/400 P04, 244/01/401 P04,
244/03/500 P04, 244/03/200 P04, 244/03/400 P04, 244/03/401 P04

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 drawings:

Location Plan, 244/01/200 P04, 244/01/400 P04, 244/01/401 P04, 244/03/500 P04, 244/03/200 P04, 244/03/400 P04, 244/03/401 P04

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The proposed rear dormer extension and two rooflights in the front roof slope would comply with the Council's policy for Design (D1), the Council's Design Planning Guidance (2021) and the Planning Guidance on Home Improvements (2021).

The rear dormer extension would be set in from the sides of the roof, below the ridge and above the eaves and it would be constructed of matching tiles, with timber windows.

It would represent a subservient addition on the building which would not harm the appearance or townscape value of the building or the group.

The two rooflights in the front roof slope would be of an appropriate size and siting such that there would be no harm to the appearance of the streetscene or the visual amenity of any neighbouring occupiers.

Projecting no further than the rear elevation of the building, and no higher than the ridge, the proposed rear dormer extension would not result in any undue obscuring of any neighbouring windows or gardens. Furthermore, it would not be unduly overbearing when viewed from any adjoining rooms or gardens.

The proposal would not result in significant noise or disturbance for any surrounding occupiers and it would not give rise to any more significant overlooking than that which currently exists from the first and second floor windows in the terrace.

The proposed rooflights in the front roof slope would not have any impacts on the light, privacy, outlook or noise conditions at any adjoining sites.

No objections have been received prior to making this decision. 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, 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.

- 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer