

Application ref: 2021/4035/P
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Date: 16 November 2021

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

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Cooke Fawcett Architects
1 - 2 Herbal Hill
London
EC1R 5EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

15 Lady Margaret Road
London
NW5 2NG

Proposal:

Erection of two front dormer windows and a rear dormer; installation of rear rooflight; raising of rear outrigger parapet by 300mm.

Drawing Nos: CF-184-DR-1100-B, CF-184-DR-1200-B, CF-184-DR-1300-B, CF-184-DR-1301-B, CF-184-DR-0301-A, CF-184-DR-0300-A, CF-184-DR-0200-A, CF-184-DR-0100-A.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- CF-184-DR-1100-B, CF-184-DR-1200-B, CF-184-DR-1300-B, CF-184-DR-1301-B, CF-184-DR-0301-A, CF-184-DR-0300-A, CF-184-DR-0200-A, CF-184-DR-0100-A.

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

Informative(s):

- 1 Reasons for granting permission.

Lady Margaret Road is characterised by front and rear dormers thus the roofscape is not unimpaired and the principle of front and rear dormers is acceptable subject to design. The scheme has been revised to reduce the bulk and width of the originally proposed dormers. The front dormers would appear as two modestly proportioned projections, set behind a substantial gutter from the middle of the roof slope. They would match the dimensions of those at no.19. The proposed rear dormer would be half width and, being on a corner property with its rear elevation visible from the public realm, it would not appear unduly prominent or incongruous within the street scene. It would match the scale of the neighbouring dormers at no.17 and no. 21B. It is set away from the ridge by 600mm, 400mm from the eaves and 400mm and 2.3 metres respectively from the party wall and side roof edge. In terms of detailed design, it is now a traditional dormer which would not appear overly large or overbearing.

The introduction of a rooflight to the rear roof slope is considered acceptable and would not be overly apparent given the shallow pitch of the roof. The raising of the parapet of the rear outrigger to improve waterproofing and guttering is acceptable in terms of height and design.

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 or 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.

Due to the nature and location of the works, it is considered that the proposals would not result in any harm by way of a loss of privacy, light or outlook for neighbouring occupiers.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D2 and D1 of the Camden Local Plan 2017 and Policy 2 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2021.

- 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 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer