

Application ref: 2021/3396/P
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Date: 8 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

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Anthony O'Sullivan
21 Vicarage Road
East Sheen
London
SW14 8RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C 21 and Flat C 23
West End Lane
London
NW6 4NU

Proposal:

Loft conversions with associated works at 2 neighbouring flats.

Drawing Nos: Site Location Plan WEL/DH/101 - 108, WEL/DH/202 - 207, Design and Access Statement July 2021.

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 Plan WEL/DH/101 - 108, WEL/DH/202 - 207, Design and Access Statement July 2021.

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

Informative(s):

- 1 Reasons for granting permission:

Matching, symmetrical roof extensions/alterations are proposed to the roofs of nos. 21 and 23 West End Lane to provide a bedroom with en-suite bathroom for the existing one bedroom flats on the first floors of the buildings. The alterations to the external appearance shall include the installation of two rooflights to the front roof slope and the creation of a rear dormer extension on the rear roof slope of each building. The proposals are considered acceptable in terms of scale, design and materials.

The front rooflights would be appropriately sized, sited and designed such that they would not harm the appearance of the host properties or the West End Lane streetscene.

The rear dormer extensions would be set back from the eaves and roof ridges in accordance with Camden Planning Guidance (CPG Home Improvements 2021). The dormer extension walls would be clad in slate to match the existing roof coverings, with asphalt for the roof coverings.

It is noted that the new dormers would be appreciable from the public domain along Mutrix Road and properties within Birchington Road, however there are examples of both front roof lights and rear dormer extensions within the vicinity of this site and the proposed works are considered in keeping with the surrounding context of residential developments.

No. 15 Birchington Road to the rear of the site has a similarly sized, sited and designed rear dormer extension, which was granted planning permission on 21/02/2014 under planning permission 2013/7222/P.

Sited within the existing roof slopes the proposed rear dormer extensions would have no significant negative impact on neighbouring residential amenity in terms of loss of privacy, light or outlook. The rear dormer extensions would not obscure or directly overlook any adjoining rooms or gardens and the size and siting would not be overbearing or result in any undue loss of outlook for any neighbouring occupiers.

The front rooflights would similarly not result in any significant loss of light, privacy or outlook at any adjoining sites.

No objections have been received during public consultation. The site's planning history has been taken in to account prior to the determination of this application.

As such, the proposed development is in general accordance with policies A1, and D1 of the Camden Local Plan 2017. 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', written in a cursive style.

Daniel Pope
Chief Planning Officer