

Application ref: 2021/3205/P
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Date: 19 November 2021

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

Phone: 020 7974 4444

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John Allsopp Studio Ltd
Work Life
33 Foley Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**19 Hollycroft Avenue
London
NW3 7QH**

Proposal:

Alterations to dormer windows and 3x new rooflights

Drawing Nos: A-3-1010 (B): PROPOSED SECOND FLOOR PLAN, A-3-1011 (B): PROPOSED ROOF PLAN, A-3-2010 (A): PROPOSED FRONT (SOUTH) ELEVATION, A-3-2011: PROPOSED REAR (NORTH) ELEVATION, A-3-2012 (A): PROPOSED SIDE (PASSAGE / EAST) ELEVATION, A-3-2013 (A): PROPOSED SIDE (WEST) ELEVATION, A-3-1007 BLOCK PLAN, A-3-1006 LOCATION PLAN

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 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 A-3-1010 (B): PROPOSED SECOND FLOOR PLAN, A-3-1011 (B): PROPOSED ROOF PLAN, A-3-2010 (A): PROPOSED FRONT (SOUTH) ELEVATION, A-3-2011: PROPOSED REAR (NORTH) ELEVATION, A-3-2012 (A): PROPOSED SIDE (PASSAGE / EAST) ELEVATION, A-3-2013 (A): PROPOSED SIDE (WEST) ELEVATION, A-3-1007 BLOCK PLAN, A-3-1006 LOCATION PLAN

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The alterations to the dormer are considered appropriate for the area. The size increase is minimal by from 1.6m squared to 2.1m squared. The altered dormer remains in the same location as the existing dormer. The proposed dormer does not create harm to the appearance of the conservation area or roof. The dormer supports the line of window placement on the side elevation, creating a uniform elevation.

The 3 rooflights are to be detailed to be consistent with the character of the the conservation area. The 2 rooflights at the front of the property are small and not very visible but nonetheless sit within the roofslope as subordinate details relating the the main building below. The rooflight at the rear of the property does not affect the character of the Conservation Area as it is not visible from the street and again is proportionate to the building and roof form.

The revisions removed one dormer from the proposal, from the side of the roof, reducing the impact and ensuring the roof form remains consistent with the area. The materials in the proposal are appropriate as they match existing in the property.

The new dormers and roof lights will not create any new amenity concerns due to their location and angle of roofslope. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposal would preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

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.

The proposed development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, D1 and D2 and the Redington Frogna! Neighbourhood Plan 2021, with particular regard to policies SD1, SD2, SD4 and SD6.

- 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



Daniel Pope
Chief Planning Officer