

Application ref: 2020/5661/P
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Date: 8 December 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
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t A Greig Architects and Consulting Engineers
10
Edna Street
LONDON
SW11 3DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1st And 2nd Floor
3 Elm Terrace
London
NW3 2LL

Proposal: Erection of a dormer on the rear roofslope

Drawing Nos: 866_(PL)01, 866_(PL)02, 866_(PL)03, 866_(PL)04, 866_(PL)05,
866_(PL)06, 866_(PL)07, 866_(PL)08, 866_(PL)16 (Received, 04/12/2020)
866_(PL)17 Rev A, 866_(PL)18 Rev A, 866_(PL)20 Rev A (Received 14/10/2021)

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 [and D2 if in CA] 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: 866_(PL)01, 866_(PL)02, 866_(PL)03, 866_(PL)04, 866_(PL)05, 866_(PL)06, 866_(PL)07, 866_(PL)08, 866_(PL)16 (Received, 04/12/2020) 866_(PL)17 Rev A, 866_(PL)18 Rev A, 866_(PL)20 Rev A (Received 14/10/2021).

Reason:

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

- 4 Prior to commencement of construction works, a Construction Method Statement shall be submitted to and approved by the local planning authority in writing. The statement shall give details of how the build will not obstruct or otherwise restrict access to residents of South End Close (SEC) due to the proximity of the proposed works to the main private pedestrian & vehicle access way of SEC; and provide details of access point(s), building site extension, materials storage area, removal access way for waste, and worker/contractor access way to the construction site of the development.

Reason: To safeguard the amenity of adjoining premises, protect private land within South End Close estate and the area generally in accordance with the requirements of policies A1, T1, T2 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer would sit centrally on the rear roofslope with a minimum 700mm setback from neighbouring party walls. It would be set down 500mm from the ridge line with 1.7m from the eaves. Officers consider the proposed dormer's siting along the rear roofslope and near the flank walls of neighbouring properties would be similar to existing rear dormers on this road.

The proposed dormer would be visible from South End Close given its siting on the rear roofslope. Officers consider that due to there being dormers on the rear and front roof slopes of neighbouring properties, that the proposal would suitably preserve the character and appearance of the Mansfield Conservation Area.

The proposal would be cladded with Zinc and incorporate aluminium framed windows, similar to dormer within other roofslopes in the prevailing pattern of development. They are considered acceptable within the context of the roof it would be inserted into and the wider context.

Due to the proposal's form, siting and size, it is not considered that it would

give rise to any material losses of outlook or loss of privacy to neighbouring occupiers.

One objection was initially received from neighbouring properties and representatives from South End Close following statutory consultation. This was on the basis construction impacts causing blockages to private roads and access points. Officers consider that the objections were based on civil matters. Notwithstanding this, a Construction Method Statement has been agreed following discussions with the applicant's and residents. This would ensure that the construction of the development would avoid obstruction of residents. The objection has therefore been resolved and this and the site's planning history was taken into account when determining this application.

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 (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, T1, T2, CC4, D1, and D2 of the Camden Local Plan 2017, Policies DH1 and DH2 Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 positioned above the typed name.

Daniel Pope
Chief Planning Officer