

Application ref: 2021/4726/P
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Date: 16 December 2021

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

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planning@camden.gov.uk
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DISTRICT Architects
Unit 4 . 17 - 19 Blackwater Street
Blackwater Court
East Dulwich
London
SE22 8SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

48 Lady Margaret Road
London
NW5 2NR

Proposal:

Installation of front dormer extension, extension to existing rear dormer and installation of 1 x rooflight.

Drawing Nos: 201; 101_A; 100; 001 (Location Plan); 002 (Block Plan); 200_A; 300;
Design and Access Statement; 200; 101

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016..

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

201; 101_A; 100; 001 (Location Plan); 002 (Block Plan); 200_A; 300; Design and Access Statement; 200; 101

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The property is in the Kentish Town Conservation area and within the Kentish Town Neighbourhood Plan Area. It is not listed but makes a positive contribution to the character and appearance of the conservation area.

Although the conservation area appraisal states that extensions to front roof slopes are likely to break the regular composition of roof lines, there are number of examples of front dormer extensions on Lady Margaret Road and these now form part of the character of the area. Revisions were requested to the design and a front arched dormer has now been proposed to match the existing front dormers on the same side of the street. A timber sash window is proposed in the front dormer. The proposed front dormer is subordinate in scale and location to the front roof slope and respects the character and setting of neighbouring buildings.

The enlargement of the existing rear dormer would extend it by 800mm in depth with an overall added volume of approximately 4m³. It will retain a reasonable gap between all edges of the roof which is acceptable. An existing rooflight on the flat roof of the rear dormer is proposed to be replaced with a Velux rooflight which would measure 1140mm by 1180mm, and not project higher than 150mm from the roof plane. Given its siting to the rear and on the flat roof of the dormer, it would not be visible from the public realm nor cause any additional harm in terms of light spill.

The rear dormer extension would be visible from Ospringe Road. However, it would be subordinate to the rear roof slope and would not cause an unacceptable impact on the building or wider area. Revisions were requested to the rear window in the rear dormer to ensure a more appropriate design and proportion, in keeping with the rear elevation.

Overall, 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 or appearance of the Conservation Area.

The proposed development at high level and with existing rear and side dormers, would not cause undue harm to the residential amenity of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections were received. The Kentish Town Neighbourhood Forum raised no objection. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer