

Application ref: 2021/4592/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 24 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

WEA Planning
20-22 Wenlock Road
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
73 Minster Road
London
NW2 3SJ

Proposal:
Erection of a rear dormer and installation of front rooflights. (Retrospective)
Drawing Nos: Site Plan, 431-01, 431-02, Planning, Design and Access Statement
(prepared by WEA Planning dated 07/2021)

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 shall be carried out in accordance with the following approved plans:

Site Plan, 431-01, 431-02, Planning, Design and Access Statement (prepared by WEA Planning dated 07/2021)

Reason:

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

Informative(s):

1 Reasons for granting permission.

The application is for retrospective approval for a rear dormer extension and 3 rooflights to the front roofslope. The dormer was constructed between October and December 2019. The application site is a two-storey semi-detached property constructed in the 1980s. A condition was attached to the original permission stating that permitted development rights for roof alterations were not applicable for this property. The site is not listed nor in a conservation area but lies within the Fortune Green and West Hampstead Neighbourhood Plan.

The dormer has been constructed using red brick cladding that matches the existing roof tiles which are sympathetic to both the host building and surrounding area. Whilst the proposed dormer is not set down from the ridgeline, the dormer is considered to not overwhelm the roof slope nor the host property. There are a large number of both front and rear roof additions and rooflights in the surrounding area and therefore the development is not considered to impact on the character and appearance of the area. The dormer is not visible from street level and so there is little impact on the streetscene nor the wider neighbouring properties.

No objections have been received however 6 letters of support were received from nearby residents. These letters and the planning history of the site has been taken into account when coming to this decision.

The development is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

As such, the proposed development is in general accordance with policies A1, D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer