

Application ref: 2021/2555/P
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Date: 21 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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RISE Design Studio
17 Lonsdale Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Cressy Road
London
NW3 2LY

Proposal:

Erection of dormer window with rooflight to rear main roof, 2 rooflights to front main roof, 1 rooflight and solar PV panels to rear outrigger roof.

Drawing Nos: Site Location Plan GA-03-0001, GA-03-0010, GA-03-0011, GA-03-0020, GA-03-0021, GA-03-0030, GA-03-0060, GA-03-1000 RevB, GA-03-1001 RevB, GA-03-2000 RevB, GA-03-2001 RevB, GA-03-3000 RevB, GA-03-6001 RevB. Design Access and Heritage Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan GA-03-0001, GA-03-0010, GA-03-0011, GA-03-0020, GA-03-0021, GA-03-0030, GA-03-0060, GA-03-1000 RevB, GA-03-1001 RevB, GA-03-2000 RevB, GA-03-2001 RevB, GA-03-3000 RevB, GA-03-6001 RevB. Design Access and Heritage Statement.

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

- 3 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of all roof light windows showing projection from roof slopes.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of PV panels showing projection from roof slope.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed development including creation of a dormer window to the rear

roof slope, insertion of two roof lights to the front roof slope and installation of photovoltaic (PV) panels with additional roof light to the existing outrigger roof slope is considered acceptable in terms of scale, design and materials.

The rear dormer has been revised to ensure it is suitably scaled and positioned for the host site. All sides of the proposed dormer are well set back from the roof ridge and parapet. The revised dormer is considered to be acceptable.

The proposed conservation style roof lights are considered to be acceptably positioned within the roof to both front slope and outrigger roof. To ensure these are fitted to be flush with the roof slope, a condition is attached to the decision requesting details of these elements prior to installation.

The proposed PV panels are considered to be acceptably positioned within the outrigger roof. To ensure these are fitted to be flush with the roof slope, a condition is attached to the decision requesting details of these elements prior to installation.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook and privacy.

No objections were received during public consultation.

Council Conservation Officers were consulted on the scheme and raised no objection to the revised proposals.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer