

Application ref: 2021/6177/P  
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**Development Management**  
Regeneration and Planning  
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Work Life  
33 Foley Street  
London  
W1W 7TL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**19 Hollycroft Avenue  
London  
NW3 7QH**

Proposal:

Erection of an additional dormer on side roof slope

Drawing Nos: Location Plan A-1-1006, A-1-1013, A-1-2001, A-1-2002, A-1-2003. A-1-2004, A-3-1030, A-3-1031, A-3-2030, A-3-2031, A-3-2032, A-3-2033

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

Location Plan A-1-1006, A-1-1013, A-1-2001, A-1-2002, A-1-2003. A-1-2004,

A-3-1030, A-3-1031, A-3-2030, A-3-2031, A-3-2032, A-3-2033

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of an additional dormer on the side roof slope.

The application site is a three-storey semi-detached period property located in the Redington and Frognal Conservation Area and Neighbourhood Plan area but it is not listed. It is noted as being a 'positive contributor' in the Redington Frognal Conservation Area Appraisal.

The proposed timber dormer would be of a similar size and appearance as the existing side dormer. Sited on the side elevation, and similar in design and appearance to the side dormer(s) on the attached property (17 Hollycroft Avenue), it would not harm the form or appearance of the building, the streetscene or the Conservation Area.

The proposal is considered to 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, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed side dormer would sit within the side roof slope. It would not project above the ridge or beyond the side elevation and as such, it would not result in any undue overshadowing or loss of outlook for the occupiers of the neighbouring site (21 Hollycroft Avenue).

The glazing would be obscured in order to reduce any privacy concerns with regards to overlooking and privacy. The dormer would not result in any loss of amenity or security at any adjoining sites.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy

- 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](http://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

