

Application ref: 2022/0013/P  
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Date: 5 April 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE  
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Clark Designs Ltd  
39 Reculver Road  
Herne Bay  
CT6 6LQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**2 Haversham Place**  
**London**  
**N6 6NG**

Proposal:  
Loft conversion incorporating installation of two rear dormers, one side dormer and 4 conservation roof lights.  
Drawing Nos: 912/1, 912/2, 912/3A, 912/4, 912/5A, 912/6, 912/7, 912/8, 912/9, Site Location Plan, Design and Access 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: 912/1, 912/2, 912/3A, 912/4, 912/5A, 912/6, 912/7, 912/8, 912/9, Site Location Plan, Design and Access 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the southeast-side loft bedroom shall not commence until the proposed side dormer facing no.1 Haversham Place is obscure glazed from 1.7m above the finished floor level. The glazing shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The two proposed front and side conservation roof lights are appropriately placed symmetrically on the roof and not too large so as to not harm the character of the front of the building. As they are conservation roof lights their impact is reduced. The rear and side dormers match the window styles and sizes of the dwelling house and appear subordinate on the roofslopes. Their scale is relatively modest so as to reduce their impact to the character of the area and host dwelling house. The materials of timber sash windows and lead dormer cheeks, which match the roofing materials, are acceptable.

Other properties in the area have had similar arrangements of dormers and conservation rooflights permitted over the past few years and the location, scale and quantity of those proposed here appears both reasonable and proportionate.

Because of the roof top nature of the proposals, the dormers and roof lights to the front, rear and northwest side are all facing away from properties. However the dormer facing southeast towards 1 Haversham Place is only approximately 11m away from its 1st floor side window. A condition will be placed to ensure the window will be obscured glazed from 1.7m above the floor level, in order to protect the neighbouring amenities.

The development is considered to preserve the character and appearance of the host building and 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.

Two objections have been received prior to making this decision from neighbours on grounds of the dormers and rooflights being visible from communal areas and of the side dormer overlooking their property. The latter issue has been addressed by the imposition of a suitable condition. 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 and policies DH2 and DH5 of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer