

Application ref: 2022/0200/P
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Date: 20 April 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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
44 Platt's Lane
London
NW3 7NT

Proposal:

Installation of 1 x dormer and 1 x rooflight.

Drawing Nos: aa_a2135_s_p-4000 pl-a (site location plan); aa_a2135_s_p-1003 pl-b;
aa_a2135_s_p-1004 pl-b; aa_a2135_s_e-3000 e-a; aa_a2135_s_p-3000 pl-b

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: aa_a2135_s_p-4000 rev pl-a (site location plan); aa_a2135_s_p-1003 rev pl-b; aa_a2135_s_p-1004 rev pl-b; aa_a2135_s_e-3000 rev e-a; aa_a2135_s_p-3000 rev pl-b; Photo markups rev pl-a.

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 involves the installation of 1 dormer to the rear of the southern side roof slope, and installation of 1 rooflight to an existing dormer to the rear of the northern side roof slope. The proposed rooflight would be conservation style, which is appropriate. Given its siting on the rear side slope and position on the flat roof of the existing dormer, it would not be visible from the public realm nor cause any additional harm in terms of light spill.

There are number of examples of side and rear dormers, and rooflights within the coherent group of dwellings nos.44-56, and these now form part of the character of the area. Revisions were secured to remove the proposed front/side dormer with a rooflight, in order to minimise the harmful impact on the long views and visual amenity. The revised scheme is now considered to be acceptable; the proposed rear/side dormer would be partially visible from street level however it is subordinate in scale and location to the side roof slope, and respects the character and setting of neighbouring buildings.

The proposed development at roof level, to the rear and with existing 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.

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.

No objections were received. The Redington Frognal Neighbourhood Forum raised no objection to the revised scheme. The West Hampstead society objected to the front dormer but commented that the rear dormer was acceptable. It is therefore considered that the revised scheme sufficiently addresses the front dormer concerns. 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 policies SD 2 and SD 4 of the Redington Frognal Neighbourhood Plan 2021. The development would also

accord with the National Planning Policy Framework 2021 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,



Daniel Pope
Chief Planning Officer