

Application ref: 2022/0556/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Alexander Martin Architects Limited  
Unit 20  
43 Carol Street  
London  
NW1 0HT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**21 Adamson Road  
London  
NW3 3HU**

Proposal:

Erection of new side dormer and rear dormer with balcony and installation of replacement railings to the existing front balcony and new front rooflight.

Drawing Nos: 211-EX-001, 211-EX-100, 211-EX-101, 211-EX-200, 211-EX-300, 211-AP-100, 211-AP-101 (Rev B), 211-AP-200 (Rev B), 211-AP-300 (Rev A), Design and Access Statement (February 2022)

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- 211-EX-001, 211-EX-100, 211-EX-101, 211-EX-200,

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed dormers are located to the rear and side to incorporate a new bathroom and enlargement of the rear bedroom with new balcony. Revisions have been made to reduce their size and impact. The rear dormer with balcony matches the proportions and form of the existing partially inset rear dormer with balcony on the adjacent property (no.23) and provides an acceptable level of symmetry. Similarly the side dormer matches the size and proportions of the existing side dormer on the adjacent property (no.19). In accordance with the Home Improvements CPG, both the side and rear dormers are set down from the tallest part of the roof and sufficiently set in from the sides so that they are both well-proportioned in relation to the roof face. The dormers are not dominant and, given the narrow gaps between buildings, the side one will be barely visible from the street so its impact is significantly reduced.

The alteration to the front with the new window and replacement of the railings by safer ones compliant with Building Regulations is considered acceptable. The use of timber frame windows and doors along with zinc cladding for the dormers are considered acceptable materials for the site and overall conservation area.

Whilst these properties are positive contributors, lots of the buildings benefit from side and rear dormers similar to the ones proposed. Therefore the proposal will preserve the existing character and appearance of the host building and this part 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.

In terms of amenity, due to the location of the development, there would be no issues of harmful impact on neighbouring amenity. The rear balcony would adjoin an existing small one at no. 23 but, on account of its size and position, would only allow a limited amount of reciprocal overlooking into that balcony which is considered acceptable. Although the new side dormer will look directly

into the side dormer of no.19, it has a high level window over 1.8m above floor level and serves a bathroom so that it should not cause any overlooking nor require obscure glazing.

Two objections has been received prior to making this decision. These objections raised concerns in relation to construction hours and other related construction issues, party wall agreement issues and informal consultation issues. Such issues are not material planning considerations and so cannot be considered as part of an assessment of this application. An objection about possible overlooking is addressed above. Following amendments, the Belsize CAAC removed their objection to the proposal. This and 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 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](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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer