

Application ref: 2022/1134/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 16 June 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

Compass Design Studio
61 Hilldyke Road
Whethampstead
St Albans
AL4 8TR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
35 Dennington Park Road
London
Camden
NW6 1BB

Proposal: Erection of a new rear dormer with double doors and additional access to existing terrace.

Drawing Nos: 21006-A-PL100, 21006-A-PL110, 21006-A-PL210, 21006-A-PL310, 21006-A-PL500, 21006-A-PL501 and 21006-A-PL502

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 21006-A-PL100, 21006-A-PL110, 21006-A-PL210, 21006-A-PL310, 21006-A-PL500, 21006-A-PL501 and 21006-A-PL502

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 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 application site contains an existing roof terrace with wooden balustrades which does not appear to have consent but has existed for over four years so is now lawful. The roof terrace can be seen from Sumatra Road and is located on top of an pre-existing two storey rear extension which benefitted from a 1972 planning permission.

Along the rear of the Dennington Park Road there are a number of different sized and shaped dormers. Looking at the planning history some appear to have consent whilst others do not. The precedent for rear dormers has been established. In this case, the rear addition extends to roof level encompassing the eaves, in this context whilst the dormer has not been sent in from the ridge, eaves or both sides of the roof, overall its scale is acceptable and does not dominate the roof slope.

The materials of slate tiled for dormer cheeks and double glazed doors are considered acceptable for the roof top location. Notwithstanding this the dormer can only be seen in full by neighbours of Kingdon Road and so these details will not impact the character.

In terms of amenity, issues relating to loss of outlook or increased sense of enclosure and daylight and sunlight are not considered significant due to the roof top location. The roof terrace is existing, and its use is therefore not considered as part of the application. This means issues of privacy and overlooking remain the same and therefore acceptable.

One objection was 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 and D1 of the Camden Local Plan 2017. 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) 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