

Application ref: 2021/4048/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 21 July 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

AURAA LTD  
54 Georgiana Street  
London  
NW1 0QS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**35 Dynham Road**  
**London**  
**NW6 2NT**

#### **Proposal:**

Erection of dormer extension on rear roofslope with formation of terrace with metal railings on flat roof of two storey rear extension. Installation of 3 rooflights on front roofslope and one on rear roofslope.

Drawing Nos: 2037\_EX\_001; 2037\_EX\_100; 2037\_EX\_200; 2037\_EX\_300;  
2037\_PA\_002; 2037\_PA\_100\_REV A; 2037\_PA\_110\_REV A; 2037\_PA\_200\_REV A;  
2037\_PA\_300\_REV A; 2037\_PA\_310\_REV A

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:2037\_EX\_001; 2037\_EX\_100; 2037\_EX\_200;  
2037\_EX\_300; 2037\_PA\_002; 2037\_PA\_100\_REV A; 2037\_PA\_110\_REV A;  
2037\_PA\_200\_REV A; 2037\_PA\_300\_REV A; 2037\_PA\_310\_REV 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 of the London Borough of Camden Local Plan 2017.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north elevation prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormer is considered to be an acceptable addition to the roofslope in terms of scale and design. The wider building group displays a range of rear dormer extensions and so the proposal would not appear out of character. The proposed materials, including timber frames and hanging roof tiles, would be appropriate to the context.

The rooflights are acceptable additions to the front and rear roof slopes which are in keeping with rooflights seen on neighbouring properties.

It is proposed that the rear dormer would comprise an access door leading to the flat roof of the rear outrigger, which would be finished with a black metal balustrade to create a terrace area. Several other properties have carried this alteration out including the neighbouring property at no.33 and so the principle is considered acceptable.

A condition is attached to obtain details of a 1.8m high privacy screen prior to use in order to prevent overlooking to the rear windows of the adjacent properties facing Hemstal Road which could be impacted by the closer views into living spaces afforded by the terrace. With the privacy screen in place, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 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.

- 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