

Application ref: 2021/5780/P
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Date: 3 August 2022

Development Management
Regeneration and Planning
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London
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www.camden.gov.uk/planning

Alta Design & Project Management
17 Casewick Road
London
SE27 0TB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**71 Lady Margaret Road
London
NW5 2NN**

Proposal:

Replacement of rear dormer glazing with doors and Juliet balcony, removal of 2nd floor rear chimney and alterations to fenestration at second floor and roof level to top floor flat
Drawing Nos: 21-02-SP-01; 21-12-EX-01; 21-12-P-01 Rev C

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: 21-02-SP-01; 21-12-EX-01; 21-12-P-01 Rev C.

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 Reasons for granting permission.

The application relates to the flat at second and attic floors. The proposal relates to the replacement of the dormer windows at front and rear, the front rooflight and the rear second floor and roof level windows and doors. The rear chimney stack that terminates at the second floor would also be removed.

The replacement glazing in the existing dormer window and rooflight to the front elevation are like-for-like timber replacements, except that it would be changed from single to double glazing. To the rear, an existing dormer includes casement windows which would be replaced with full height double glazed aluminium sliding doors, similar to the neighbouring property within the pair at number 69 Lady Margaret Road, and a flush rooflight introduced to its flat roof. A new balustrade in metal railings would be added to form a Juliet balcony. The rear dormer window proposals replace non-original windows within the same openings and are considered acceptable.

The removal of the chimney stack to the second floor is considered acceptable in this instance as the roof element to the chimney is absent. The relocation of an existing door and addition of a new window at 2nd floor rear would not harm the fenestration to the rear as they are similar in type, design and location with the overall fenestration, which is varied but in alignment.

Overall the design and materials would be sympathetic to the traditional character of the host building and would have limited visibility due to the location.

The replacement doors and windows would match the overall size of the existing window openings. Therefore they would not impact the amenity of neighbouring occupiers in terms of overlooking or light spill to any greater extent than the existing window arrangement.

No objections have been received prior to the determination of this application. The site's planning history was considered in the determination of this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. It 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 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.

- 4 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.

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