

Application ref: 2022/3229/P
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Date: 9 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**17 Glenbrook Road
London
NW6 1TN**

Proposal:

Erection of rear dormer and front rooflight in association with loft conversion and replacement of all windows and doors on rear elevation

Drawing Nos: Site Location Plan PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08, PA09 REV A, PA10 REV A, PA11 REV A, PA12 REV A, PA13

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- Site Location Plan PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08, PA09 REV A, PA10 REV A, PA11 REV A, PA12 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 and policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer extension would be set back from the eaves by 0.2m and finished with hanging tiles and would have aluminium framed windows. The dormer, although large and full width, would be in keeping with the character of the roofscape in this area as a large number of neighbouring properties on Glenbrook Road and Narcissus Road have full width rear dormers. In addition, the dormer could be constructed as permitted development as the proposed single dwellinghouse would benefit from permitted development rights. The dormer is therefore considered acceptable in this context. The proposed front rooflight would appear as being subordinate to the front roofslope and is considered acceptable; it could also be constructed under permitted development rights.

The alterations to the rear elevation involve the removal of two existing doors and one window at ground floor level and installing bi-fold aluminium frame doors. Two windows at first floor would be replaced with new aluminium windows. The alterations on the rear elevation would create a consistent and sympathetic fenestration and are thus considered acceptable.

The proposed first floor rear extension was removed from the revised plans following Council advice.

One objection was received from a neighbouring occupier who raised concern about the impact of the dormer on the rooflight at no. 16 and the lack of detail in the proposed drawings. It is considered that the dormer would not have a detrimental impact on the quality of accommodation at no. 16, and notwithstanding this, the dormer could be built under permitted development rights. Sufficient detail has been submitted in order to assess the proposal.

The objection and the planning history of the site have 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 and policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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) 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer