

Application ref: 2022/3774/P
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Date: 16 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

DC Architecture Ltd.
Garden Cottage
Elms Hill
Hougham
Dover
SW7 4ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Fairfax Place
London
NW6 4EH

Proposal:

Erection of a dormer extension on the rear roofslope and installation of 3 rooflights on the front roofslope

Drawing Nos: S 001; S 002; R 001; R 002; P 001; P 002; Design and Access

Statement dated 02.09.2022 by DC Architecture

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 shall be carried out in accordance with the following approved plans-
S 001; S 002; R 001; R 002; P 001; P 002; Design and Access Statement dated 02.09.2022 by DC Architecture

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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.

- 3 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).

Informative(s):

- 1 Reasons for granting permission-

The proposed rear dormer would measure 2.4m in height, 2.7m in depth and would be the full width and height of the rear roofslope. The dormer would be set back from the eaves by 0.3m. The windows would be aligned with the windows on the lower floors and the dormer would be clad in hanging tiles to match the existing roofslope. The design and materials are considered acceptable.

It is noted that many neighbouring properties have constructed similar sized dormers such as at nos. 2, 4 and 6 Fairfax Place. It is considered that the proposed dormer extension, despite being large and covering the entire rear roofslope, is acceptable as it has an appropriate design, form and mass in this context and would therefore be in keeping with the appearance of the host building and adjoining dwellings in the terrace.

3 rooflights are proposed on the front roofslope. The rooflights are modest in scale and, whilst they would be visible in the public realm, they are considered to form modest and unobtrusive additions. It is observed that many properties along the terrace have front rooflights, thus this element of the proposal is in keeping with the surrounding area and streetscene.

Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any neighbouring residential occupiers in terms of loss of light, outlook or privacy.

No objections were received during the statutory consultation period. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

- 3 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).
- 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-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer