

Application ref: 2022/4452/P
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Date: 25 January 2023

Development Management
Regeneration and Planning
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Mills Power Architects
10 Aumonier Mews
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N2 9FA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 7
Bramshill Mansions
Dartmouth Park Hill
London
NW5 1JG

Proposal:

Erection of a rear dormer with access doors to a new roof terrace with metal balustrades
Drawing Nos: 099-002 (Rev P1), 099-003 (Rev P1), 099-004 (Rev P3), 099-005 (Rev P4), 099-revised DAS

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- 099-002 (Rev P1), 099-003 (Rev P1), 099-004 (Rev

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 policies D1 and D2 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 design has been amended to reduce the scale of the dormer and terrace as well as including more sympathetic materials.

Bramshill Mansions contains a number of dormers on the rear roofscape which also benefit from rear terraces. The proposal will add symmetry and match the dormer approved at no 6 next door (permission ref 2021/3951) and be similar in size to those at 1-2 and 3. The proposed dormer is small in scale and is considered to represent a subordinate addition within the existing roof. Because the terrace is slightly sunken into the closet wing roof, the appearance of the roof will change only slightly which is helped by the fact the railings are also largely concealed.

In terms of views, whilst this is identified as a positive contributor, the introduction of the small dormer and terrace will not adversely impact upon the character and appearance of the site and surrounding conservation area. The materials of zinc for the dormer, metal balustrading and timber frames for the windows are sympathetic and a welcome inclusion.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Each property has some sort of terrace or dormer at this level so the arrangement in terms of amenity impact stays relatively the same. Upon revisions the terrace was reduced in size and, because the terrace is slightly sunken, this also protects the amenities of neighbours. As such, the proposals are not considered to cause harm to neighbouring amenity in terms of loss of

light, outlook or privacy.

One objection was received from the Dartmouth Park CAAC prior to making this decision; upon submitting the revisions, they have now withdrawn their objection. 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, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan. 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer