

Application ref: 2022/4963/P
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Date: 1 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

ECA studio
27 Mortimer Street
London
W1T 3BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

39 Lady Margaret Road
London
NW5 2NH

Proposal:

Erection of new front dormer and rear dormer with associated roof terrace

Drawing Nos: Site Location Plan, S01, S02, S03, S04, P01, P02B, P03B, P04B, P05B

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, S01, S02, S03, S04, P01, P02B, P03B, P04B, P05B

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the existing front and rear dormers by larger ones, the rear dormer to include an enclosed roof terrace.

The proposed rear dormer would be set off from the roof margins by an acceptable distance. The dormer would therefore read as subordinate to the rear roofslope. There would be an acceptable ratio between solid and glazing and the use of natural slates and timber frames is acceptable in the conservation area. A small terrace set within the rear dormer is proposed towards the boundary with no. 37. There is an existing precedent for wide dormers and associated roof terraces along this terrace of properties and the use of black metal railings is acceptable in the conservation area. The dormer would still have the appearance of being solid in longer views from street level. The dormer would thus be in keeping with rear roofscape in terms of form, scale and design.

The proposed front dormer would read as being subordinate to the front roofslope with acceptable distances from the roof margins maintained. The dormer would have an appropriate amount of glazing and the timber frames are acceptable in the conservation area. The timber sash windows would respond well to the fenestration at lower levels of the property. The front dormer would be in keeping with the pattern and scale of front dormers along the terrace and is considered acceptable.

The proposal is considered to preserve the character and appearance of the host building, streetscene and conservation area. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed terrace would only offer oblique views into the neighbouring dormer at no. 37 and due to its limited size, the terrace would not be able to host large gatherings that could cause an adverse noise nuisance.

One comment was received by a neighbouring occupier enquiring about the internal layout of the dormer and potential damage from internal works. Internal works are not a material planning consideration and this is considered to be a civil matter.

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, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. 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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light gray rectangular background.

Daniel Pope
Chief Planning Officer