

Application ref: 2022/3078/P  
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Date: 6 April 2023

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Peter Brown Associates  
63 Grosvenor St  
Mayfair  
London  
W1K 3JG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**46 York Rise**  
**London**  
**NW5 1SB**

#### **Proposal:**

Installation of 2 rooflights each to the front and rear elevations in association with conversion of the existing loft space into a habitable room.

Drawing Nos: 22/02/04 REVA; 22/02/07 REVA; 22/02/08 REVA; 22/02/09 REVA; BR-01-01; Buy a Plan Ordnance survey map.

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: 22/02/04 REVA; 22/02/07 REVA; 22/02/08 REVB; 22/02/09 REVA; BR-01-01; Buy a Plan Ordnance survey map

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 Reasons for granting permission:

Planning permission is sought for the conversion of the loft space to a habitable room for the top floor flat and the installation of 2 rooflights to the front and 2 rooflights to the rear. The proposed rooflights would be of an appropriate scale, number and design that would be conservation-style flush with the roofslope and thus would appear as subordinate additions due to their sensitive design and scale. Thus, the proposed rooflights to the front and rear elevations are not considered to result in harm to the character and appearance of the host building, streetscene or the wider area conservation area.

The neighbouring properties along the terrace consist of rooflights such as the adjacent property at no.44 York Rise, which have larger rooflights to the front elevation and rear elevations. As such, the proposed rooflights are not considered to be out of keeping with the character and appearance of the host building and the wider Dartmouth Park Conservation Area.

Given the nature of the works, the proposal is not considered to result in any detrimental impact upon the amenities of neighbouring occupiers in terms of loss of light, privacy or outlook.

An objection was received from Dartmouth Park CAAC who raised concern regarding internal headroom of the proposed bedroom and bathroom- these have been omitted from the proposal and replaced by use of the loft space as a study. Concern was also raised in regards to the number of rooflights to the front which has been reduced to two. The rooflights would also be conservation-style which addresses all the objections that were raised. The site's planning history has been taken into account during the assessment.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Part Neighbourhood Plan 2020. 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](http://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>.

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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer