

Application ref: 2023/1110/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 16 May 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](mailto:planning@camden.gov.uk)

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

My-architect  
ARK coworking  
All Saints Church Hall  
Carnegie Street  
London  
N1 9QW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**52 Fellows Road**  
**London**  
**NW3 3LJ**

Proposal:

Installation of 2 rooflights on side roofslope

Drawing Nos: TQRQM23067091437373; 375/01/200 Rev.P03; 375/01/201 Rev.P03;  
375/01/202 Rev.P03; 375/01/400 Rev.P03; 375/01/401 Rev.P03; 375/03/200  
Rev.P03; 375/03/201 Rev.P03; 375/03/202 Rev.P03; 375/03/400 Rev.P03;  
375/03/401 Rev.P03 and 375/01/500 Rev.P03.

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:

TQRQM23067091437373; 375/01/200 Rev.P03; 375/01/201 Rev.P03; 375/01/202 Rev.P03; 375/01/400 Rev.P03; 375/01/401 Rev.P03; 375/03/200 Rev.P03; 375/03/201 Rev.P03; 375/03/202 Rev.P03; 375/03/400 Rev.P03; 375/03/401 Rev.P03 and 375/01/500 Rev.P03.

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.

The proposal includes installation of two conservation rooflights flush with the roofslope on the side elevation. The rooflights would be proportionate on the roofslope and appear as subordinate additions. Given their location, views would be limited from the street. Their detailed design, scale, number and siting would be acceptable. It is considered that the works would preserve the character and appearance of the host property and the Belsize Conservation Area.

It is noted that No.50 Fellows Road has a side dormer that would face onto the rooflights. However given the scale and siting alongside the angle of the roof, it is considered that the rooflights would not directly overlook into this dormer window. Given the minor nature and siting of the rooflights, they would not result in harm to the neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received during the course of this application. The Belsize CAAC originally objected as conservation rooflights were not proposed; however they removed their objection following the revision to include conservation rooflights. The site history has also been considered.

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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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-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



Daniel Pope  
Chief Planning Officer