

Application ref: 2023/2336/P  
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Date: 14 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Freedom Homes Architects  
85 Uxbridge Road  
Ealing Cross  
London  
W5 5BW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 B Tanza Road**  
**London**  
**Camden**  
**NW3 2UB**

Proposal:  
The installation of 3x rooflights to front roofslope.

Drawing Nos: TR-R00-EX-103; TR-R00-EX-102; TR-R00-EX-101; TR-R00-EX-104;  
TR-R00-PR-103; TR-R00-PR-102; TR-R00-PR-101; TR-R00-PR-104; TR-R00-PR-106;  
TR-R02-PR-107; TR-R02-PR-105

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 TR-R00-EX-103; TR-R00-EX-102; TR-R00-EX-101; TR-R00-EX-104; TR-R00-PR-103; TR-R00-PR-102; TR-R00-PR101; TR-R00-PR-104; TR-R00-PR-106; TR-R02-PR-107; TR-R02-PR-105.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposal is for the installation of 3x rooflights on the front roofslope. Two of the proposed rooflights would replace existing ones and the third window would provide light for the bathroom. Owing to the height and pitch of the roof the rooflights would not be readily visible from the street. The use of suitably designed units, which sit flush in the roof, are considered to be an appropriate and sympathetic change which preserves the character and appearance of the host building and the wider South Hill Park Conservation Area.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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).

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer