

Application ref: 2023/3951/P
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Date: 28 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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nuspace
301 New King's Road
London
SW6 4RE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
6 Caversham Road
London
Camden
NW5 2DU

Proposal: Installation of rooflights to front, side and rear roof slopes associated with loft conversion.

Drawing Nos: 101 (P), 102 (P), 103 (P), 104 (P) Amendment A, 105 (P), 106 (P) Amendment A, 107 (P) Amendment A, Design and Access Statement / Heritage Statement, Fire Strategy Report.

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 101 (P), 102 (P), 103 (P), 104 (P) Amendment A, 105 (P), 106 (P) Amendment A, 107 (P) Amendment A, Design and Access Statement / Heritage Statement, Fire Strategy Report.

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 and policies D3 and D4 of the Kentish Town Neighbourhood Plan.

- 4 The proposed rooflights to the front, side and rear roof slope of 6D Caversham Road must be conservation style rooflights and these must be maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a four storey semi-detached property located on the northern side of Caversham Road. The site is located within the Bartholomew Estate Conservation Area, and no listed buildings are affected.

The applicant is seeking permission for the installation of 3x conservation style rooflights, one to the front, side and rear roof slopes which are associated with a loft conversion.

This application is the same as an application previously approved for the site in 2015 (2015/2502/P) and the applicant is now seeking to extend the permission. The most recent permission expired on 24/06/2018.

The proposed rooflights are modest in size, are relatively minimal additions in the context of the entire roof slope, and are considered subordinate to the roof slope being extended. The rooflights would be flush with the roof slope and would be conservation style, and a condition has been included requiring the rooflights to be retained in conservation style. Given the height and pitch of the roof, the rooflights would not be overly visible. The above factors would ensure that the proposed rooflights would preserve the character and appearance of the building and conservation area.

Due to their nature and location, it is not considered that the rooflights would result in any amenity related effects such as outlook or privacy related effects.

No objections were received prior to making this decision. It is noted that the Bartholomew Estate and Kentish Town CAAC have provided comments stating that they would like some consideration in putting the front windows back to their original size and shape, so they match the windows in the row of houses. This is outside the scope of this application.

The site's planning history has been taken into account when coming to this decision.

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 proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and policies D3 and D4 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 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 2023.

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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer