

26th September 2023

Our Ref: 22307-201

RE: Flat D - 172 Camden Road, London NW1 9HJ

Dear Sir / Madam

We write on behalf of my client Mr. Paul Minett (the "Applicant") following the Approval planning application No: 2021/3227/P, pursuant to the land at 172 Camden Road, London NW1 9HJ ('the Site')

Background:

Planning permission (Ref: 2021/3227/P) was granted in 01/02/2022 for the following development on the Site:

"Installation of two front rooflights, two cabrio style roof windows to rear roof slope. Replacement of timber sash windows with like-for-like replacements to the front elevation, repair of windows to the rear elevation and reinstating a window to the side elevation." See Decision Notice (Appendix A).

The application was approved, but the previous agent was used the wrong planning application form.

As the land consist of shared freeholders, the agent used Householder Application form Instead of Full Planning Application form.

Despite this error was made by the agent, the validation team in the council should verified that the correct documents were submitted before proceeding the application.

This Application

There are no concerns with the proposed development, as it was already approved, but there is a request to submit the application with the correct form.

Therefore, we are now resubmitting this application again with the approved drawings as listed in the Decision Notice (planning application No: 2021/3227/P) as following:

03 Rev C, 05 Rev C, 06 Rev C, 07 Rev C, 08 Rev D, 09 Rev C, 10 Rev D, 11 Rev C, 12 Rev C, 13 Rev C.

I trust that the application will be now register and can approve with the correct form.

As mentioned, the submitted drawings are the approved drawings under application Ref: 2021/3227/P, as listed above.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Eyal Moran', with a horizontal line underneath.

Eyal Moran - Director

Chartered Architect (RIBA ARB)

Appendix A

Decision Notice Planning Application No: 2021/3227/P

Application ref: 2021/3227/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 1 February 2022

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

sbm Interiors
13 Everleigh Street
London
N4 3AE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat D 172 Camden Road
London
NW1 9HJ**

Proposal:

Installation of two front rooflights, two cabrio style roof windows to rear roof slope; replacement of timber sash windows with like-for-like replacements to the front elevation, repair of windows to the rear elevation and reinstating a window to the side elevation.
Drawing Nos: 03 Rev C, 05 Rev C, 06 Rev C, 07 Rev C, 08 Rev D, 09 Rev C, 10 Rev D, 11 Rev C, 12 Rev C, 13 Rev C.

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: 03 Rev C, 05 Rev C, 06 Rev C, 07 Rev C, 08 Rev D,

09 Rev C, 10 Rev D, 11 Rev C, 12 Rev C, 13 Rev C.

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.

- 4 The proposed reinstated side elevation window facing adjacent no.170 Camden Road shall be obscure glazed and maintained in perpetuity.

Reason: To safeguard neighbour's amenity in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Modest amendments proposed to the top flat of a semi-detached house, regarding the second level and roof level. Two rooflights are proposed to the front roofslope and two rooflights to the rear roofslope. The rooflights to the rear roofslope are designed to unfold to operate similarly to Juliet balconies when opened, but flush to the roofslope when closed. Their proportions when closed and flush with the roofslope will be similar to rooflights that have been approved elsewhere along the rear of neighbouring properties in the conservation area. Despite the long views the rooflights will not be unduly noticeable while in closed position which will be the majority of the time and therefore are not considered harmful to the character and appearance of the area. There are many roof alterations and dormer extensions along Camden Road in the vicinity and therefore such additions have become part of the character of the area.

The replacement windows proposed to the front façade would be single glazed timber sash windows, while the window to be reinstated to the side elevation which has previously been bricked in would be double glazed traditional timber sash to match those existing. The two windows to the rear are to be repaired rather than replaced. Both the decision to repair existing windows, and to replace windows with like-for-like units, are sympathetic to the Camden Square conservation area and preserve the existing character.

In terms of detailed design, the replacement of timber sash windows with like-for-like replacements is considered acceptable as they will not detract from the existing building's character. They will match the existing windows in terms of thickness of frame, and the thickness and pattern of glazing bars.

In regard to neighbouring amenity, the proposed rooflights to the front are not considered to look directly into any nearby habitable rooms but are intended to provide additional light from the roof rather than creating an outlook. They are

tilted, in line with the pitch of the roof, but the view will still be upwards rather than across. In terms of the rear rooflights that open up to act as Juliet balconies, they are not considered to pose any overlooking concerns beyond the existing overlooking potential to neighbours from windows on the rear façade, or from the rear dormer at adjacent no 170.

The window to be reinstated to the side elevation is likely to be level with the roof dormer to neighbouring no 170 and therefore the design has been revised to utilise obscure glazing to protect privacy. A condition has been added to the permission to ensure this. Overall the proposal is modest and is not considered to cause any significant harm in terms of loss of daylight, sunlight or overlooking.

No objections were received during the course of this application. The planning history of the site have 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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