

Mr Colin Kwan  
Flat C  
62-64 Savernake Road  
London  
NW3 2JR

Application Ref: **2014/6885/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

5 December 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**62 Savernake Road**  
**London**  
**NW3 2JR**

Proposal:  
Replacement of existing door and window with bi-folding doors to rear elevation at second floor level and addition of a skylight to front roof slope in connection with residential flat (Class C3).

Drawing Nos: OS Map; 1 of 4 Rev A; 2 of 4 Rev B; 3 of 4 RevA; 4 of 4 Rev B.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Map; 1 of 4 Rev A; 2 of 4 Rev B; 3 of 4 RevA; 4 of 4 Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission:

The proposed bi-folding door replacing the existing rear window and door to roof terrace at first floor level is considered appropriate in terms of its size, design and location and would enhance the appearance and character of the host building and surrounding area. Examples of bi-folding doors and/or large bay windows to the rear of Savernake Road can be found at the adjacent property.

The proposed rooflight to the front roof slope would add a third rooflight to the front elevation. It is acknowledged that other example of front roof slopes with 3 rooflights and/or front dormers can be found at various locations within Savernake Road. As such, this proposed third roof light is considered to be appropriate and will conserve and enhance the appearance and character of the host and adjacent buildings and the conservation area.

It is to be noted that the addition of a fourth rooflight is not be likely to be acceptable as it would create visual clutter and would be harmful to the appearance of the roof scape and would be contrary to Camden Planning Guidance.

No objections were received prior to making this decision. The site's planning and appeal 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development

Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66, 126 -141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment