

Ms Gillian Peskett  
24 Mapeshill Place  
London  
NW2 5LA

Application Ref: **2014/6123/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

7 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10 Sharpleshall Street**  
**London**  
**NW1 8YN**

Proposal:  
Retention of solid roof, rooflight and wooden and metal balustrade to rear roof terrace in connection with single-dwelling-house (Class C3).  
Drawing Nos: Site location plan, (as approved:) GA03, 04, 05, 06 and 08, (as proposed:) 013/A/1.002 and 003.

The Council has considered your application and decided to grant permission.

#### **Informative(s):**

- 1 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).
- 2 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.

3 Reasons for granting permission:

The proposed retention of the solid roof, rooflight and wooden and metal balustrades is subordinate [in scale and location] to the host building and an appropriate design by virtue of being sited outside of the public realm and below the visible ground level of this building and terrace. As such it is considered to preserve the character and appearance of the Primrose Hill Conservation Area and is not harmful to its surroundings. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Whilst the development will have some impact in terms of its inferior quality of materials and overall execution such an extension in this location is not considered harmful to the character or appearance of the host building, street scene or the Primrose Hill Conservation Area because of its location.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) 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 and CS14 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 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment