

Mr Brian O' Reilly
Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2014/7644/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974

3 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Jeffrey's Place
London
NW1 9PP

Proposal:
Erection of a single storey conservatory at rear ground floor and provision of roof terrace to front

Drawing Nos: Site Location Plan 390-100-E; 101-E; 102-E; 103-E; 104-E; 105-E; 200-E; 201-E; 300-E; 101-P; 102-P; 103-P; 104-P; 105-P; 200-P; 201-P; 300-P; 301-P; Design and Access Statement by Brian O'Reilly Architects

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 policies 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: Site Location Plan 390-100-E; 101-E; 102-E; 103-E; 104-E; 105-E; 200-E; 201-E; 300-E; 101-P; 102-P; 103-P; 104-P; 105-P; 200-P; 201-P; 300-P; 301-P; Design and Access Statement by Brian O'Reilly Architects.

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

Informative(s):

- 1 Reasons for granting permission

The proposed conservatory, replacement rooflight and roof terrace, due to their simple design and the modern character of the host building would respect the character and appearance of the existing building and the Jeffrey's Street Conservation Area. The conservatory would be located at the rear, and the proposed terrace and rooflight, due to their location, would not be visible from the street.

The proposed conservatory extension would be modest in size. The new black powder coated aluminium doors of the proposed loft level terrace would be set back from the existing front parapet wall by approximately 3.1m. The height of the existing parapet wall would remain unchanged

There are no windows or terraces on either side of the proposed terrace, and the building opposite the application site is a factory therefore there would be no loss of privacy.

Although the group of buildings of which the application site forms a part, is largely unaltered at roof level, the narrowness of the street and the height of the building mean that the roof level alterations would have limited visibility and not cause significant harm to the streetscene or the conservation area.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. 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.

- 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