

Mr Mark Ruthven  
Studio Mark Ruthven  
92 Prince of Wales Road  
London  
NW5 3NE

Application Ref: **2015/0498/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

12 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**23 Albert Terrace Mews**  
**London**  
**NW1 7TA**

Proposal: Amendment to planning permission 2014/2372/P dated 22/05/2014 (for the erection of a single storey infill side extension at ground floor level including installation of rooflight and relocation of gate) to install additional rooflight, set approved rooflight behind parapet and alter ground floor side elevation fenestration.

Drawing Nos: Site Location Plan; ATM-P-100; ATM-P-300; ATM-X-100; ATYM-X-300; ATM-XP-100; ATM-XP-300; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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; Site Location Plan; ATM-P-100; ATM-P-300; ATM-X-100; ATYM-X-300; ATM-XP-100; ATM-XP-300; Design and Access Statement

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

#### Informatives:

- 1 Reasons for granting permission

The proposed changes to the ground floor side elevation fenestration, namely to substitute three approved French doors with two casement windows in their place, are considered to have limited impact on the character and appearance of the host building. The proposed double and triple paned windows are appropriate in terms of their scale, and are of a simple design in keeping with the character of the Primrose Hill conservation area. Positioned over the existing openings, they are also acceptable in terms of their location. Any harm that could be caused by the presence of the proposed windows is mitigated by the fact that they would be fully obscured from public view, by the rear garden's perimeter wall.

Changes to set the approved rooflight behind the side parapet and introduce an additional rooflight, are also deemed acceptable. The repositioning of the approved rooflight reduces its prominence by shielding it from view, and details for both rooflights comply with the Council's policies and guidance for design alterations.

Due to the size and location of the proposed fenestration, and the fact that there are existing openings similarly positioned, the development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, sense of enclosure or privacy.

Adjoining occupiers were notified, a site notice displayed and a public notice published in the local press and no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are 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 and 7.6 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