

Ms Gillian Peskett  
Gillian Peskett  
24 Mapeshill Place  
London  
NW2 5LA

Application Ref: **2015/0073/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

12 March 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

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

Proposal:

Alterations including enclosure of rear courtyard at lower ground floor level and installation of bike store on the front lightwell landing.

Drawing Nos: Site location plan, Design & Access Statement dated 5/12/14, (as existing:) 013/A/1.110/A, 013/A/1.110/A, 013/A/1.111/A, 013/A/1.120/A, 013/A/1.130/A, 013/A/1.131/A, (as proposed:) 013/A/1.210/B, 013/A/1.211/B, 013/A/1.220/B, 013/A/1.240/B, 013/A/1.230/B, 013/A/1.231/B, Daylight & Sunlight Assessment dated December 2014 by Herrington Consulting.

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 013/A/1.210/B, 013/A/1.211/B, 013/A/1.220/B, 013/A/1.240/B, 013/A/1.230/B, 013/A/1.231/B.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed infill of the rear lower ground floor courtyard and the new zinc clad bicycle store to the front lightwell landing is subordinate in scale and location to the host building and an appropriate design by virtue of its location, materials and scale. 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 the further loss of outdoor amenity space at rear such an extension in this location is not considered harmful to the character or appearance of the occupiers' amenity, host building, street scene or the Primrose Hill Conservation Area because it is not visible from the public realm. The rear upper ground floor benefits from an existing small terrace which can be used for amenity purposes in lieu of the lost space.

Objections have been received and duly taken into account prior to making this decision. The sites planning history were taken into account when coming to this decision. Both the objections by the local amenity group and local resident were addressed in the final revised proposal.

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.

- 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