

Mrs Alexandra Nord  
Flat 3  
253 Goldhurst Terrace  
London  
NW6 3EP

Application Ref: **2015/0764/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

27 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3  
253 Goldhurst Terrace  
London  
NW6 3EP**

Proposal:

Insertion of x1 rooflight on the front elevation, x1 rooflight on the side elevation & x3 rooflights on the rear elevation.

Drawing Nos: Site location plan; (Existing-) front elevation, loft plan, rear elevation, roof plan, 2nd floor plan, side elevation; (Proposed-) front elevation, loft plan, rear elevation, roof plan, 2nd floor plan, side elevation; (all numbered ML029 dated 09/02/2015); Velux rooflight brochure; Photograph (Velux conservation style rooflight).

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: Site location plan; (Existing-) front elevation, loft plan, rear elevation, roof plan, 2nd floor plan, side elevation; (Proposed-) front elevation, loft plan, rear elevation, roof plan, 2nd floor plan, side elevation (all numbered ML029 dated 09/02/2015); Velux rooflight brochure; Photograph (Velux conservation style rooflight).

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 proposal is to insert x5 rooflights into the existing roof slopes (x1 on the front, x1 on the side and x3 on the rear elevations). The proposed rooflights are black framed 'conservation type' Velux windows (measuring 98mm wide by 134mm long), fitted flush within the roof slope, and located in all instances at least 500mm below the ridge of the existing roof.

All of the proposed rooflights are considered to be acceptably scaled and

positioned, and along with the relatively shallow pitch of the existing roof slopes, it is considered that they would not be highly visible, would not alter the overall roof form and would not harm the appearance of the existing building. There are a number of other rooflights located to the front, rear and sides of properties along the terrace and it is not considered that these proposed rooflights would result in harm to the either the streetscape or the wider conservation area.

As such, in terms of design, scale and materials to be used, it is considered that the rooflights would not significantly alter the character or appearance of the building or detract from the wider conservation area and would be acceptable.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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, 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 -67, 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



Ed Watson  
Director of Culture & Environment