

Mr Dan Marks
Dan Marks
7 Keslake Road
London
NW6 6DJ

Application Ref: **2015/2234/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

5 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Oseney Crescent
London
NW5 2BE

Proposal:
Loft conversion and insertion of 2 x rear roof light.

Drawing Nos: Design & Access statement (Rev A), P001, P002, P102, P103, P120A, P130, P202, P203A & P500.

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 P120 (Rev A), P202, P203 (Rev A) & P500.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposed conversion of the vacant loft space and the insertion of two roof lights on the rear roof slope would provide an additional fourth bedroom, 22sq.m in habitable space to the maisonette. Details in the submitted design and assessment statement confirm that 11sq.m of space would be at least 2.3m in height or above and 11sq.m would be restricted to a height below 2.3m in height. Guidance in CPG2 (Housing) expects at least half the floor area to be 2.3m in height or above. 11sq.m of the proposed floor space would have a height of 2.3m or above, representing half the total floor area of 22sq.m. The loft space is considered to be acceptable to policy guidance in CPG2, providing sufficient habitable space.

The proposed 2 x roof lights are hidden from the street scene, set flush with the roof plane and cover a modest area of the rear roof space. The roof lights would not detrimentally impact the roof integrity or harm the Conservation Area. The Bartholomew Estate Conservation Area Statement confirms "velux type windows at the rear will normally be allowed if sensitively designed in relation to the building". The proposed roof lights and conversion of loft space is considered to meet policy and guidance in CPG1, CPG2 and the Conservation Area Management statement.

10 Neighbouring occupiers were consulted on the application. No comments or objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. 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 Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 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 2015; and paragraphs 14, 17, 56-66 and 125-141 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