

Mr Frixos Kyriacou  
FPS UK LTD  
46 Bramley Road  
London  
N14 4HR

Application Ref: **2015/1726/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

8 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 Hawley Crescent**  
**London**  
**NW1 8EZ and**  
**29 Kentish Town Road**  
**London NW1 8NP**

Proposal:

Installation of 4x rooflights to 1st floor Sedum roof.

Drawing Nos: S1, P1 Rev 2, Living Room Enhancement Plan (ref: 2396), Biodiversity Report (prepared by Greengage, April 2015), Site Location Plan.

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 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 and document: S1, P1 Rev 2, Living Room Enhancement Plan (ref: 2396), Biodiversity Report (prepared by Greengage, April 2015), Site Location Plan.

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

The additional rooflights are considered to be subordinate in both size and number, and respect the character and setting of the host building and neighbouring buildings.

The rooflights will be situated within a centrally located first floor sedum roof, and will not be visible from the public realm. The proposal will result in the loss of 36m<sup>2</sup> of the sedum roof, however the remaining area will be improved through compensatory planting and design upgrades to ensure that there is no significant loss in terms of biodiversity and appearance.

The rooflights are not in close proximity to sensitive windows within the development, and not considered to cause harm in terms of light spill or other amenity related concerns.

No objections were received following statutory notification. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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 March 2015, consolidated with alterations since 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