

Ms Melissa Gourley
13 Clifton Villas
London
W9 2PH

Application Ref: **2015/2380/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14a Chalcot Gardens
London
NW3 4YB

Proposal: Installation of 2 new windows to rear and side elevations, 1 new rooflight to side roofslope, replacement of an existing window to side elevation, replacement of a door with window to side elevation and replacement of existing rooflights.

Drawing Nos: Site Location Plan; Site Plan; E011; E012; E013; P014; P015; P016; E027; E029; E038; E0210; Design and Access Statement

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 policies 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; Site Plan; E011; E012; E013; P014; P015; P016; E027; E029; E038; E0210; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed changes to the side and rear fenestration and installation of rooflights are considered to have a neutral impact on the character and appearance of the host building as all details comply with the Council's policies for securing high quality design. The new side elevation window is small and unobtrusive, with timber frames that match the existing windows. The proposed rear elevation window, though large in profile and of a contemporary design with a black metal frame would be appropriate as it is the sole window to the rear facade and it would be largely obscured from view from neighbouring properties, and entirely from the public realm, by trees on and bordering the site. The new rooflight proposed to the side roofslope, though wider than the two adjacent rooflights, maintains the same height and would be timber and painted white to match the existing, and so would sit uniformly within the roofslope. In addition the replacement rooflights, concealed from view by being located on flat roofs or obscured by trees, are appropriate in terms of location. As such, the proposed alterations are considered acceptable in terms of size, materials, location and design and would maintain the character and appearance of the host building, preserving the character and appearance within the Eton conservation area.

Despite its location, facing into the rear garden of 39 Steele's Road, the proposed new window on the rear elevation would not have an unacceptable impact in terms of overlooking, as it would be located more than 40m from any habitable rooms at 39 Steele's Road, and is not close to the part of the garden nearest the house. In addition, the remaining alterations to the side elevation fenestration and installation of rooflights would have no impact on the amenity of adjoining neighbours, given that the new and replaced windows are in the same location as, or adjacent to, existing openings.

Two objections were received prior to making this decision and duly taken into account. The site's 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 section 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 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 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 Noise and Licensing Enforcement Team, 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

