

Jim Simpson
Designworks
Architect and Interior Designers
38 Gibson Street
Glasgow
Scotland
G12 8NX

Application Ref: **2015/1310/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

7 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 20
The Octagon
527A Finchley Road
London
NW3 7BG**

Proposal:

Installation of window to south west gable wall and 2 x rooflights to 4th floor and 1 x rooflight to 3rd floor roof slopes.

Drawing Nos: Site location plan, DW14/55 existing roof plan, DW14/55 proposed roof plan, DW14/55 existing side elevation, DW14/55/01, DW14/55/02, DW14/55/03A and 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 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: Site location plan, DW14/55 existing roof plan, DW14/55 proposed roof plan, DW14/55 existing side elevation, DW14/55/01, DW14/55/02, DW14/55/03A and 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 new window and the rooflights are acceptable in design terms as they they will be sympathetic to the character and appearance of the host building and overall surrounding area. Whilst there is some variation between the existing and proposed windows, this is considered to be a minor change which would not cause harm to the external appearance of the building.

Although the proposed window and 'conservation style' rooflights will cause an increase in glazing, due to their siting it is considered that there would be no significant harm on amenities of neighbours through additional overlooking. There would be limited opportunities for overlooking from the new window and if any overlooking would occur, it would not exacerbate the current level of overlooking which already occurs from the existing top floor windows of the building.

One objection has been received and duly considered. The property is not within a conservation area and nor is the building listed. The site's 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, and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56-66 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