

Mr Joe Wright  
Joe Wright Architects Ltd  
14 Manchester Road  
South Tottenham  
London  
N15 6HP

Application Ref: **2015/2937/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

27 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**35 Cathcart Street**  
**London**  
**NW5 3BJ**

Proposal:  
Installation of bi-folding doors to rear elevation, installation of rooflight to the rear roof slope, replacement of roof covering, replacement of existing windows with double glazed timber windows and raising of the cill to rear window.

Drawing Nos: Site Location Plan (Ref. 1502-02\_PL\_000); 1502-02\_PL\_001; 1502-02\_PL\_002; 1502-03\_PL\_003; 1502-02\_PL\_004; 1502-02\_PL\_101; 1502-02\_PL\_102; 1502-02\_PL\_103; 1502-02\_PL\_104; 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 (Ref. 1502-02\_PL\_000); 1502-02\_PL\_001; 1502-02\_PL\_002; 1502-03\_PL\_003; 1502-02\_PL\_004; 1502-02\_PL\_101; 1502-02\_PL\_102; 1502-02\_PL\_103; 1502-02\_PL\_104; 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 front and rear fenestration are considered to have a positive 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 proposed four paned bi-folding door is appropriate in terms of its scale and is of a simple design. The door would not be visible from the public realm as it is screened from view by the perimeter walls of the rear garden, and so would have limited impact on visual amenity. Similarly the rooflight proposed to the rear roofslope is unobtrusive in terms of its scale and given that it is in the flush conservation style, would not be an unduly prominent addition to the conservation area. Proposals to raise the cill level to the first floor rear elevation window are also acceptable, as this is a minor change that will result in no harm to the appearance of the host building. Proposals to replace windows to the front and rear elevations are also appropriate. The proposed replacement windows would be timber sashes, and so are appropriate in terms of style and material. They are of the same configuration as the existing windows and positioned in the same openings. The frames and glazing bars are the same widths as existing, and the proposed windows would have the same relationship with their reveals and thereby accord with Camden Planning Guidance. As such the proposals are not considered harmful to the character or appearance of the host building, street scene or the Inkerman Conservation Area because of the traditional design and materials proposed, and in fact, particularly to the front elevation where the security bars are to be removed and the present windows are in a poor state of repair, proposals will improve on the existing condition. Proposals to replace the roof covering with new natural slate are also welcome, as this is keeping with the prevalent roof finish within the conservation

area and would serve to improve the condition of the host building.

Given their location in the same position as, or close to, existing fenestration, the replacement windows, rooflight and bi-folding door will have no impact on the amenity of adjoining occupiers.

No objections were received prior to making this decision. The planning history of the site 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, flowing script.

Ed Watson  
Director of Culture & Environment