

Mr Dermot Gunn  
Sceales Gunn Design Ltd  
6 North Grove  
London  
N6 4SL

Application Ref: **2015/3860/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Hillway**  
**London**  
**N6 6QB**

Proposal:  
The enlargement of the existing chimney stack to the flank (south) elevation.  
Drawing Nos: P100, P101, P102, P300, P301, P302, P303 and P304.

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 P100, P101, P102, P300, P301, P302, P303 and P304.

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

Informative(s):

- 1 Reason for granting planning permission:

Planning consent is sought for the enlargement of the existing chimney stack to the flank elevation towards Swains Lane between ground and first floor level. The proposed increased in size would match the neighbouring properties in design and materials used. The chimney would be constructed using brick, bonding, keying and mortar which would match the Architectural characteristics of the host building. As such, would not detract from the Holly Lodge Conservation Area.

New Tiled capping and stepped brick would be added to the existing chimney stack. A small proportion of the roof eaves and gutter would be cut out approximately 0.4m and the chimney stack would rise to 2.2m high, it is considered a sympathetic addition which does not harm the appearance or character of the host building.

Given the location of the alterations at roof level, the proposed works do not impact the amenity of neighbouring occupiers in terms of privacy, outlook or access to daylight and sunlight.

No comments or objections have been made prior to making this decision.

The planning history of the site has been taken into account when coming to this decision and 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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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