

Mr Brian Covell
Scott McCabe Associates Ltd
84 Westfield Road
Ealing
London
W13 9JA

Application Ref: **2015/1624/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

17 August 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35C Hemstal Road
London
NW6 2AD

Proposal:
Installation of x2 roof lights to the front roof slope and x3 roof lights in the rear roof slope of the existing flat (Class C3).
Drawing Nos: 2038 V Issue C -Sheet 1 of 4, 2038 V Issue C -Sheet 2 of 4, 2038 V Issue C -Sheet 3 of 4, 2038 V Issue C- Sheet 4 of 4.

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:

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Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application site, 35C Hemstal Road, is the top floor flat within a three storey building subdivided into 3 self-contained flats. The application site is not listed nor within a Conservation Area. The proposal seeks permission for the installation of x2 roof lights to the front roof slope and x3 roof lights to the rear roof slope.

The proposed roof lights being modest in size and positioned high and flush with the roof slope would not be significantly visible from the streetscape. Furthermore given the nature of the roof, the modestly sized roof lights would not be unduly prominent. Overall, the proposals are considered acceptable in terms of size, position and design.

By virtue of their modest size, design and position the proposed roof lights are considered acceptable and would not result in any significant harm to the amenity of any adjoining residential occupiers in terms of outlook or privacy.

No letters of objection have been received to date, however one letter of support was received from the owner/occupier of the adjacent property at no.33. The planning history of the site and the surrounding area was 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 and the Fortune Green and West Hampstead Neighbourhood Plan. 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 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