

Mr Alton Campbell
Bluelime
3 17-19 Bonny Street
London NW1 9PE
United Kingdom

Application Ref: **2015/3032/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
19 Cotleigh Road
London
NW6 2NL

Proposal:
Roof extension including Juliet balcony and creation of roof terrace on second floor closet wing. 2 skylights in front roofslope.
Drawing Nos: BLC-1494-EP-100, BLC-1494-EP-101, BLC-1494-PP-102 Revision E, BLC-1494-PP-103 Revision F and BLC-1494-SP-104 Revision F.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

BLC-1494-EP-100, BLC-1494-EP-101, BLC-1494-PP-102 Revision E, BLC-1494-PP-103 Revision F and BLC-1494-SP-104 Revision F.

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

- 4 The rooflights in the front roof slope shall be conservation style.

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.

Informative(s):

- 1 Reasons for granting permission:
The proposed dormers are sympathetic to the host building and shall not overwhelm the rear roof slope. The dormers shall be constructed from tiles to match the existing roof with timber framed windows and doors and the roof terrace shall include sympathetic black railings. The two skylights in the front roof slope shall be conservation style and high within the roof slope to reduce their visibility. The proposal is considered acceptable in terms of design for these reasons.

The proposed roof dormers and roof terrace are not considered to result in loss of privacy or sunlight to neighbouring properties. The roof terrace would not increase overlooking beyond the existing situation given there are already windows at high level which face the rear. The roof dormers are modest sizes and would not cause loss of light to neighbours.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One objection was received in relation to this application and has been taken into account in assessing the development. 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, 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, 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