

Mr Benjamin Carr
Clive Sall Architecture
2 Providence Yard
Ezra Street
London E2 7RJ
United Kingdom

Application Ref: **2015/4479/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

8 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 18 Visage Apartments
Winchester Road
London
Camden
NW3 3NW**

Proposal:

Alterations to include the enlargement of existing window; addition of 3 x windows at 7th floor level and UPVC roof dome.

Drawing Nos: Site location plan; 100 P; 101 P; 102 P; 103 P; 104 P; 105 P

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 100 P; 101 P; 102 P; 103 P; 104 P; 105 P

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is a resubmission of a previously approved scheme dated 20/08/2012 (ref: 2012/2164/P) for the installation of 4x windows and a domed rooflight at flat at 7th floor level, the proposal has not changed since this approval.

The flat is located on the northern side of the building; it is set on a smaller block above a large 6 storey element of the building. The flat in question is not visible from the public realm given that it is set well back from the edges of the lower block and at high level.

The proposal is considered to be acceptable; the proposed windows match those used throughout the building. The rooflight would be set on a flat roof above the flat; it would be set below an existing parapet wall. Neither the rooflight nor the new windows would be visible from the public realm and it is unlikely that they would be overly visible even when viewed from the upper stories of surrounding buildings given the height of the apartment block.

There would be no impact on the amenity of adjoining neighbours; the windows would overlook roof space.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 policy DP24 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; 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment