

Mr. Glyn Emrys
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2014/7873/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

22 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Rosslyn Mews
London
NW3 1NN

Proposal:

Alterations at roof level to include a raised parapet, external stair enclosure, replacement rooflight and the creation of a terrace with screening. Amendments to the elevations of the building to make good with white render, removal and relocation of windows, removal of the slate cladding on the rear and associated works.

Drawing Nos: (1406-0100-AP-)000_PL01; 001_PL01; 002_PL01; 003_PL01; 004_PL01; 005_PL01; 006_PL01; 007_PL01 and 008_PL01, (1406-0200-AP-)001_PL04; 002_PL03; 003_PL03; 004_PL04 and 005_PL04, (1406-0300-AP-)001_PL04; 002_PL03 and 003_PL05, (1406-0400-AP-)001_PL05; 002_PL04; 003_PL04 and 004_PL04 and Indicative Daylight and Sunlight Review (9304/KF/250615) dated 25/06/2015.

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 Detailed drawings, including sections at 1:10, shall be provided of all proposed windows and doors (including jambs, head and cill) prior to the commencement of the development. The approved details shall be carried out in accordance with the details thus approved.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: (1406-0100-AP-)000_PL01; 001_PL01; 002_PL01; 003_PL01; 004_PL01; 005_PL01; 006_PL01; 007_PL01 and 008_PL01, (1406-0200-AP-)001_PL04; 002_PL03; 003_PL03; 004_PL04 and 005_PL04, (1406-0300-AP-)001_PL04; 002_PL03 and 003_PL05, (1406-0400-AP-)001_PL05; 002_PL04; 003_PL04 and 004_PL04 and Indicative Daylight and Sunlight Review (9304/KF/250615) dated 25/06/2015.

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

- 5 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter and the terrace shall be limited to the area as indicated on drawing no. 1406-0200-AP-004_PL04.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of the development, full details of the opaque manifestation used on the first and second floor windows on the front (southwest facing) elevation (as indicated on drawing no. 1406-0400-AP-001) to be obscure

glazed shall be submitted to an approved by the Local Planning Authority. The obscure glazed windows shall be non-openable up to a height of 1.7m and the details approved shall be retained in perpetuity unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 This planning approval is for external changes to the building only and in no way approves any change of use to the application site. While the ground floor benefits from prior approval to convert into a residential use (ref: 2013/5949/P), this is not a lawful use until such time that unit is occupied.

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