

Mr Evgenia Mironova
Flat 2
18 East Heath Road
London
NW3 1AJ
United Kingdom

Application Ref: **2015/4352/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2
18 East Heath Road
London
NW3 1AJ**

Proposal:

External works including replacement of window in front elevation at lower ground level with door, installation of security gate within the front northern boundary at street level and installation of rooflight in roof of the existing single storey front extension of the flat (C3 use).
Drawing Nos: Site location plan, Existing Drawings and Proposed Drawings (Amended 28.10.2015).

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

Site location plan, Existing Drawings and Proposed Drawings (Amended 28.10.2015).

Reason:

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

- 4 Notwithstanding the details shown on the amended drawing dated 28.10.2015 the proposed security gate shall match the height and materials of the existing railings on the northern front boundary.

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.

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 Reasons for granting permission:

The proposal includes replacement of the existing lower ground floor window with a door on the front elevation. The timber door would be painted white and would be sympathetic to the host building. The security gate shall be black metal to match the existing boundary fence and will not be out of character with the streetscene. The scheme has been revised during the course of the application to change the design of the roof light from a lantern light to a roof light that would sit flush within the roof. The proposed rooflight shall also be timber framed with opaque glazing. Given the location of the proposed works, the door would be below street level and not widely visible and the rooflight shall be flush with the roof. The development is therefore considered acceptable in terms of the streetscene and the wider conservation area.

There are no concerns regarding amenity given the replacement door is at lower ground level and faces out onto the patio of the subject flat therefore creating no additional overlooking. The proposed rooflight shall be obscure glazed maintaining privacy for the occupants and preventing light pollution to upper floor flats.

No objections have been received in relation to the proposal. The site history and appeals have been taken into account in making this decision.

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 Planning (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, 7.6 and 7.8 of the London Plan 2015 consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

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