

Mr Matthew Springett
MSA Ltd.
70 Hatton Garden
London
EC1N 8JT

Application Ref: **2016/1990/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

6 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Coach House
102 Haverstock Hill
London
NW3 2BD

Proposal:
Alterations to front fenestration at second floor level, relocation and alterations to existing rear dormer window and installation of additional rear dormer window to existing dwelling.
Drawing Nos: (Prefix 166-...): 100, 101, 111, 202, 203, 212, 213, 310, 400, 401, 410, 411,
Design and Access Statement D01-160330-DA.

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 policy 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: (Prefix 166-...): 100, 101, 111, 202, 203, 212, 213, 310, 400, 401, 410, 411, Design and Access Statement D01-160330-DA.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to fenestration, relocation and alterations to the existing rear dormer window and installation of additional rear dormer window would not appear uncharacteristic within the local area and would help to improve the balance and proportions of both the front and rear elevations of the dwelling. The proposal would utilise materials which are in keeping with the existing appearance of the building and which are considered the most appropriate for this location. The rear dormers have been designed with sufficient recesses and spacing to ensure visual separation so as to ensure that these features do not appear overly dominant. It is therefore considered that the proposed alterations would not be visually harmful to the character or appearance of the host building, street scene or local area and that the proposal would act to enhance the character of the wider Parkhill conservation area.

Due to their siting and design; the proposed development would not result in substantial loss of daylight or outlook to any neighbouring occupier. Considering the existing situation, it is not considered that the proposed windows would worsen the existing overlooking relationship to a significant degree. The proposed development is similarly not considered to cause an increased sense of enclosure or lead to an increase in light pollution for any neighbouring occupier.

Only one comment was received in relation to the proposal; this stated that no objection was raised to the scheme. The site's planning history has been taken into account when coming to this decision, with particular reference to a recent refusal at the site (2015/6100/P). This application has been significantly pared down in scope and extent and it is considered that the hereby proposed scheme has addressed the previous reasons for refusal.

Considerable importance and weight has been attached to the harm and special

attention has been paid to the desirability of preserving or enhancing the character or appearance of Parkhill Conservation Area, under s.72 of the 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

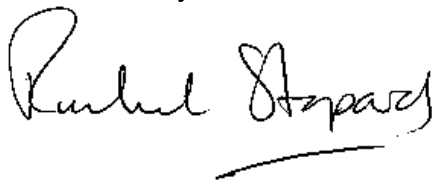
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 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).

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



Rachel Stopard
Director of Supporting Communities

