

Mr Oliver Barsoum
Syte Architects
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2016/1092/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 St Augustine's Road
London
NW1 9RN

Proposal:

Replacement of roof light to side roof slope and installation of 1x roof light to front and 1x to rear roof slopes.

Drawing Nos: OS Extract, 261.200 P2, 261.201 P2, 261.300 P2, 261.301 P2, 261.302 P2, 261.310 P2, 261.110 P1, 261.111 P1, 261.120 P1, 261.121 P1, 261.122 P1, 261.130 P1, Design and Access Statement.

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).

Director of Supporting Communities



- 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 OS Extract, 261.200 P2, 261.201 P2, 261.300 P2, 261.301 P2, 261.302 P2, 261.310 P2, 261.110 P1, 261.111 P1, 261.120 P1, 261.121 P1, 261.122 P1, 261.130 P1, Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes the replacement of an existing roof light and the installation of single roof lights to the front and rear roof slope of 12 St Augustine's Road, a semi-detached dwelling within the Camden Road conservation area. The development relates to previously converted loft space.

The area is characterised by unbroken roofscapes; however, there are small roof lights in many of the roof slopes. The proposed roof lights would be small in scale and of a flush conservation type. As such, they would not be harmful to the character or appearance of the conservation area.

Given the modest size of the rooflights and their location on the roof slope there would be no impact on the amenity of adjoining occupiers.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, consolidated with alterations since 2011; and paragraphs 14, 17, 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

Director of Supporting Communities