

Mr Sat Singh
Satz Architecture and Build
1 rick roberts way
London
Essex e15 2fp

Application Ref: **2016/1509/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

21 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58 Minster Road
London
NW2 3RE

Proposal:
Creation of front lightwell including works of conversion of existing basement floor to provide habitable room; reinstate window at front basement floor level to self-contained flat.
Drawing Nos: Location plan; 002/05; 003/05; 004/05; 005/05; 06.

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 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 [Location plan; 002/05; 003/05; 004/05; 005/05; 06]

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

Informative(s):

- 1 Reasons for granting permission:

Front lightwells and basement floors are common to houses nos. 50-58 Minster Road due to the lie of the land. Internally, it is proposed to increase the headroom height by lower the existing basement floor by approximately 300mm. It should be noted that a Basement Impact assessment report was not requested in this instance owing to the shallow increased depth proposed. The proposed lightwell would be in compliance with LDF DP 27 i) the architectural character of the building is protected; j) the character and appearance of the semi-detached group is not harmed; and k) the lightwell would comprise significantly less than 50% of the front garden amenity area. The proposed lightwell would be discreet and not harm the architectural character of the building, or the character and appearance of the surrounding area, or the relationship between the building and the street and is in accordance with CPG4 (lightwells).

A single lightwell is proposed within the front garden to provide light into the existing basement floor, which would provide a new habitable room. The lightwell would be of an appropriate depth with new sash windows matching the existing. The lightwell would be covered with plain grille top [similar to no.54] and as a result would be subordinate in the context of the front façade and that of neighbours and not be widely visible from the public realm; due to the front boundary wall provides a screened plus the distance between the pavement and the lightwell would ensure no negative impact on the appearance of the host building. Overall the proposed lightwell would preserve the character and appearance of the building and is considered acceptable.

The window at the front to be reinstated at basement level is acceptable as it's in keeping with host and adjacent houses nos. 50-58. In these settings, the proposed windows would not harm residents' amenity and is acceptable.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policy A15 of FG&WH Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

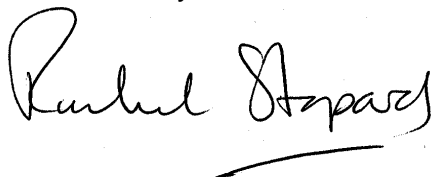
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Supporting Communities