

Ms Sadie Snelson  
Sadie Snelson Architects Ltd  
115 Bartholomew Road  
London  
NW5 2BJ

Application Ref: **2016/2767/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

1 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**

**49 Maresfield Gardens**

**London**

**NW3 5TE**

Proposal:

Addition of 2x velux rooflights to side and rear roofslopes

Drawing Nos: 1097 ASU 001 REV A; 1097 ASU 002 REV A; 1097 ASU 003 REV A; 1097 ASU 004 REV A; APL 101 REV A; APL 102 REV A; APL 103 REV A; APL 104 REV A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1097 ASU 001 REV A; 1097 ASU 002 REV A; 1097 ASU 003 REV A; 1097 ASU 004 REV A; APL 101 REV A; APL 102 REV A; APL 103 REV A; APL 104 REV A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations are considered an acceptable addition to the host property. The proposal includes the addition of two new roof lights, one of which is to be sited on the rear elevation and the other on the side elevation. It is acknowledged the proposed materials match the existing.

The proposed roof lights will be flush the roof profile and discretely located, and are therefore not considered to have an adverse impact on the character and appearance of the host building, streetscape or wider conservation area.

Given the siting and scale of the proposed roof lights these would not cause undue harm to neighbouring properties with regards to overlooking.

One comment has been received in relation to the proposal, the comment related to a separate application on the site regarding the creation of a balcony, and has been duly considered. The application site's planning history and relevant appeal decisions were taken into account when coming to 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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

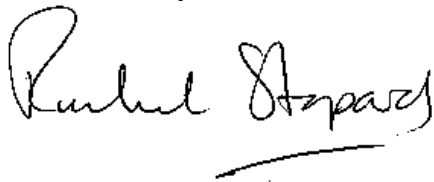
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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/councilcontacts/environment/cont-act-the-environmental-health-team.enor> 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  
Executive Director Supporting Communities