

Mr Jonathan Williams
Flat 5,
Rosemary Court
London
NW6 1UA
United Kingdom

Application Ref: **2016/2135/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 5
Rosemary Court
Fortune Green Road
London
NW6 1UA**

Proposal:

Installation of 6x. rooflights to front and side roofslopes.

Drawing Nos: Design & Access Statement, Ax10-1, Ax20-1, Ax20-2, Ax20-3, Ax Ax30-1, Ax40-1, Ax40-2, Ap20-1, Ap20-2, Ap20-3, Ap30-1, Ap30-2, Ap40-1 and Ap901.

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:

Design & Access Statement, Ax10-1, Ax20-1, Ax20-2, Ax20-3, Ax Ax30-1, Ax40-1, Ax40-2, Ap20-1, Ap20-2, Ap20-3, Ap30-1, Ap30-2, Ap40-1 and Ap901.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed six rooflights are high within the roofslope, conservation style and mostly hidden by the existing chimney stacks and would not be highly visible from the streetscene. The proposal is therefore considered acceptable in design terms. The addition of a soil/vent pipe at second floor level to the side elevation is a minor alteration which would not materially affect the appearance of the building.

Limited harm would result from the number of rooflights proposed , due to their limited visibility. It is also noted that numerous rooflights have been installed to roofs nearby.

There are no concerns regarding amenity in relation to the rooflights in the front and side roofslope given the works are at high level and would not cause overlooking, nor would loss of light result.

No objections were received in relation to this application and the site history and appeal history 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 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also

accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework

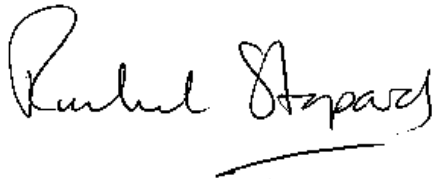
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Executive Director Supporting Communities