

Mr Gavin Challand
Square Feet Architects
8A Baynes Mews
London
NW3 5BH

Application Ref: **2016/2978/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

29 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 New End
London
NW3 1JD

Proposal:

Installation of glazed roof over existing rear lightwell; installation of rooflight in rear mansard roof slope; replacement of 7 single-glazed windows and doors with double-glazing to front and rear.

Drawing Nos: 1604_OS Map; 1604-L-011; 1604-L-012; 1604-L-013; 1604-L-014; 1604-L-015; 1604-L-016; 1604-L-017; 1604-L-018; 1604-L-019; 1604-L-111; 1604-L-112; 1604-L-113; 1604-L-114; 1604-L-115; 1604-L-116; 1604-L-117; 1604-L-118; 1604-L-119; Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 1604_OS Map; 1604-L-011; 1604-L-012; 1604-L-013; 1604-L-014; 1604-L-015; 1604-L-016; 1604-L-017; 1604-L-018; 1604-L-019; 1604-L-111; 1604-L-112; 1604-L-113; 604-L-114; 1604-L-115; 1604-L-116; 1604-L-117; 1604-L-118; 1604-L-119; Design & Access Statement

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The proposed rear extension will be created by the addition of a glazed roof to an existing lightwell. Aside from the increase in height to an existing boundary wall and the erection of a low upstand wall with safety balustrade, no erection of new walls will take place. The additional floorspace this would create is considered subordinate to the host dwelling. By virtue of its location at ground floor level and its very limited visibility, the use of a glazed ceiling is considered to be acceptable. The installation of a new window at rear roof level is considered an acceptable alteration that would not disrupt the fenestration. The replacement of single-glazed windows and doors with double-glazed units would be an acceptable design that would match the appearance of the existing as far as possible.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The new window at roof level would not lead to any new views given the adjacent terrace. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

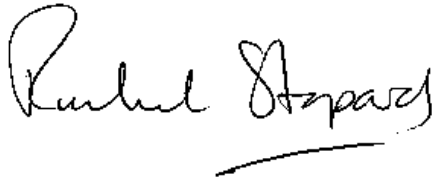
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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