

Gavin Challand
Square Feet Architects
8/a Baynes Mews
London
NW3 5BH

Application Ref: **2016/3368/P**

Please ask for:

Nora-

Andreea.Constantinescu

Telephone: 020 7974 **5758**

10 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5

3 Templewood Avenue

London

NW3 7UY

Proposal:

Various alterations to roof including enlargement of existing dormer window on West elevation, replacement of metal balustrade, installation of rooflights including two top hang rooflights on rear elevation and replacement of windows to all roofslopes in order to enlarge existing residential unit (Class C3).

Drawing Nos:

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: 1610 L 001; 1610 L 010; 1610 L 011; 1610 L 012; 1610 L 013; 1610 L 014; 1610 L 015; 1610 L 016; 1610 L 017; 1610 L 018; 1610 L 019; 1610 L 116; 1610 L 111 Rev C; 1610 L 119 Rev B; 1610 L 110 Rev C; 1610 L 112 Rev D; 1610 L 113 Rev C; 1610 L 114 Rev C; 1610 L 115 Rev C; 1610 L 117 Rev C; Drawing Issue Sheet; Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Through negotiation with the applicant the proposed scheme has been greatly improved and revised, mainly with regards to the alterations to the rear elevation. As such, the proposed rear terrace and proposed large recessed dormer has been replaced with two top-hang roof lights which are considered a more sensible and subordinate addition to the crown roof rear slope. The proposed roof lights will be flushed with the roof slope and therefore considered acceptable in this location.

The enlargement of the existing dormer window to the west elevation is considered acceptable and does not have any adverse impact on to the neighbouring amenities nor the wider conservation area. The proposed glass balustrade has been replaced with a metallic gridded one, which replicates the existing balustrade in order to keep the character of the host dwelling.

The alteration to fenestration on all roofslopes as well as the insertion of rooflights is considered acceptable in this instance.

The proposed replacement of windows to all roofslopes, alterations to the existing dormer on the West elevation with new metal balustrade, installation of two top-hang rooflights on the rear crown slope, insertion of six other small rooflights on the East and West Elevation and enlargement of the top one development is whould be of a high quality design and materials, and therefore are considered to enhance the host dwelling and to conserve the character of Redington Frongal Conservation

Area and the streetscene.

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.

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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, and Redington Froggnal Conservation Area Statement. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-58 and 126-141 of the National Planning Policy Framework.

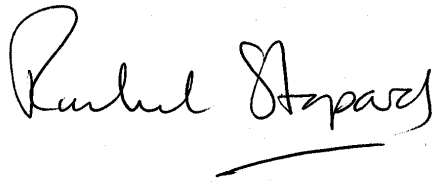
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities