

Miss Anna Moysi
Murray Mackeson Associates
189 Caledonian Road
London
N1 0SL

Application Ref: **2016/3580/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

22 August 2016

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1st and 2nd Floor
47 Willes Road
London
NW5 3DN**

Proposal:

Alterations to fenestration to the rear elevation at the first and second floor and erection of a frameless glazed rooflight to the rear left pitch of butterfly roof in connection with residential flat (Class C3).

Drawing Nos:

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, as shown on the approved plans.

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 if in CA] 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:

Site Location Plan; EXISTING REAR ELEVATION GROUND & FIRST FLOOR PLANS; PROPOSED REAR ELEVATION & SECTION A; PROPOSED FIRST & SECOND FLOOR PLANS; Photos existing.

Reason:

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

Informatives:

- 1 Reasons for granting permission:

The proposed glazed rooflight will sit on the southern pitch of the butterfly roof and due to its small size and design will not be visible from the streetscene. It is therefore considered a subordinate addition to the host dwelling. Previous planning permission has been granted for this element of the proposal, which reinforces its acceptability.

The removal of the existing bathroom window, the enlargement of the kitchen window and the associated alterations to fenestration are considered to preserve the appearance and character of the host dwelling. Careful consideration will be given to preserve the existing window lintel and the replacement windows will match the existing.

It is considered that the proposed window replacement will not cause any adverse impact on the amenity of neighbouring 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

The proposal is considered to preserve the character and appearance of Inkerman 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.

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 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).

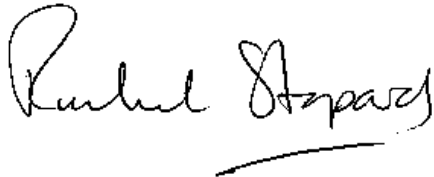
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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