

Mr Giuseppe D'Urso
Sole Concepts Limited
Unit 3 Haslemere Estate
Charlton Mead Lane
Hoddesdon
EN11 0DJ

Application Ref: **2016/4144/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**45 Brecknock Road
London
N7 0BT**

Proposal:

Roof extension including rear dormer to top flat (Class C3).

Drawing Nos: Site location plan; 2582-16A1-101 Rev A; 2582-16A1-102 Rev B

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.

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; 2582-16A1-101 Rev A; 2582-16A1-102 Rev B

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The first submission included a roof extension with hip to gable and rear dormer. Through negotiation with the applicant the hip to gable has been removed and the current proposal comprises solely a rear dormer.

The application site is part of two pairs of semi-detached properties with unbroken roof form, with hipped roof and prominent chimney stacks. The character and appearance of these properties have positive contribution to the streetscene and therefore their roof form is conserved.

The proposed rear dormer has been greatly reduced to appear as a subordinate feature of the main roof, set in from the eaves, ridge and chimney stacks. Due to its size location and positioning, the proposed roof extension is considered to conserve the character of the semi-detached pairs and the surrounding properties. No harm will be caused to the neighbouring amenities due to this proposal.

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 and DP26, Kentish Town Neighbourhood Plan. 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).

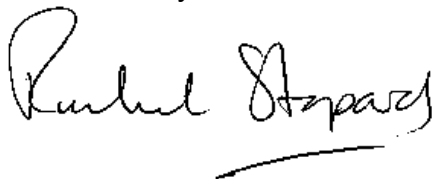
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities