

Mr Jamie Watson
Mr Geoff Foster
Flat 4
30 Frognal
London
NW3 6AG

Application Ref: **2016/4586/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
30 Frognal
London
NW3 6AG

Proposal:

Installation of 3 rooflights in roof valley, 1 to the rear roof slope, and the replacement of the existing front rooflight with a conservation rooflight.

Drawing Nos: 001, 002, 003, 004, 005 REV1, 006 REV1, 007 REV1, 008 REV1, 009 REV
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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 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 001, 002, 003, 004, 005 REV1, 006 REV1, 007 REV1, 008 REV1, 009 REV 1

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

Informative(s):

- 1 Reasons for granting permission:

The proposed development is the installation of 3 rooflights in the central roof valley, 1 rooflight to the rear roof slope, and the replacement of the existing front rooflight with a conservation rooflight.

The proposed rooflights in the central valley would not be visible within the conservation area and the proposed rear rooflight would have limited visibility from private gardens only. The existing projecting rooflight to the front roofslope which is highly visible would be changed to a conservation-grade rooflight which would be flush with the roofslope.

The proposed rooflights to the valley and rear would have limited visibility and would not harm the character and appearance of the roof of this building or the Conservation Area. The proposed replacement rooflight to the front would have a sympathetic design and would preserve the character of the Conservation Area.

Overall, the development would respect the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies DP24 and DP25.

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 2013.

No objections have been received and 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 policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework

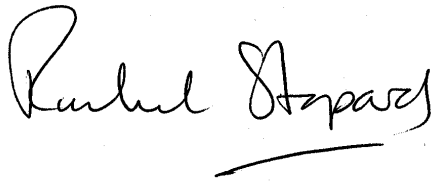
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities