

Mrs Kim Cable  
De Beauvoir Design Ltd  
124 De Beauvoir Road  
London  
N1 4DJ

Application Ref: **2016/3927/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

19 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Flat 5  
Rosslyn Heights  
2 Belsize Lane  
London  
NW3 5AB**

Proposal:

Alterations to lower ground floor flat (C3) including repositioning of side window approved under planning application 2016/1409/P

Drawing Nos: Proposed Lower Ground Floor Plan Rev A (dated 26/07); PA-01 Rev 05 dated 15/04/16; Site Location Plan dated 14/07/16, Email dated 18/10/16.

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: Proposed Lower Ground Floor Plan Rev A (dated 26/07); PA-01 Rev 05 dated 15/04/16; Site Location Plan dated 14/07/16, Email dated 18/10/16.

Reason:

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

- 4 The proposed side window shall be constructed of timber sash detailing, with overall external appearance to match the design of the window previously approved to the same elevation shown in approved drawing PA-03 Rev 05 under planning application 2016/1409/P dated 10/06/2016.

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.

#### Informative(s):

- 1 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).
- 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 Reasons for granting conditional permission.

Following discussions, revisions and significant reductions to the scope of development; this application now only seeks to vary the position a side window approved under planning application 2016/1409/P dated 10/06/2016. Via email confirmation (dated 18/10/2016) as well as the attached conditions, the design and appearance of this previously approved window would not be changed and the positioning would be altered to a more discreet location. As such it is not considered that the proposed window would be visually harmful to the character or appearance of the host building, street scene or the Fitzjohn Netherhall Conservation Area. Due to the size, design and location of the proposed side window; the proposed development is not considered to impact upon the residential amenities of any neighbouring resident to a level of detriment.

The site's planning history has been taken into account when coming to this decision. One objection comment was received in relation to the application and was duly taken into consideration when making the assessment. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Fitzjohn Netherhall Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 the London Plan 2016; and the National Planning Policy Framework 2012.

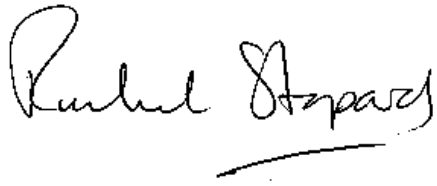
4 The application is reminded that the extent of the approved works extends to only that which is outlined in the description of development and that any further external development would require express permission from the Council.

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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities