

Ms Yihyi Hwang
Shinz Design Consultancy
Aztec House
397-405 Archway Road
Highgate
N6 4ER

Application Ref: **2016/4928/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

24 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**2nd and Attic Floor Flat
16 Savernake Road
London
NW3 2JP**

Proposal:

Installation of rooflight to front roofslope at third floor level (retrospective)

Drawing Nos: 221_003.000_PL1; 221_003.100_PL1; 221_003.110_PL1;
221_003.120_PL1; 221_003.130_PL1; 221_003.140_PL1; 221_003.300_PL1;
221_004.130_PL1; 221_004.140_PL1; 221_004.300_PL1; 221_004.200_PL1;
221_003.200_PL1; 221_310_1609YH.01L; 221_004_DnA

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 shall be carried out in accordance with the following approved plans: 221_003.000_PL1; 221_003.100_PL1; 221_003.110_PL1; 221_003.120_PL1; 221_003.130_PL1; 221_003.140_PL1; 221_003.300_PL1; 221_004.130_PL1; 221_004.140_PL1; 221_004.300_PL1;



221_004.200_PL1; 221_003.200_PL1; 221_310_1609YH.01L; 221_004_DnA

Reason:

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

Informative(s):

1 Reasons for granting permission.

The retention of a rooflight on the front roofslope is considered an acceptable alteration that would not cause significant harm to the character and appearance of the property. By reason of the property being 3 storeys in height the rooflight has little visibility from the streetscene. Furthermore the majority of surrounding properties also have front rooflights so its retention would not disrupt the pattern of development.

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

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection and two comments have been received prior to making this decision which have been duly addressed. 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 the London Plan 2016 and the National Planning Policy Framework.

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 Your proposals may be subject to control under the Building Regulations and/or the

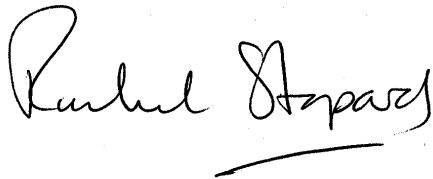
London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 the name.

Rachel Stopard
Executive Director Supporting Communities