

Mr Nick Panayiotou  
P&P Architects  
95 Kentish Town Road  
London  
NW1 8NY  
United Kingdom

Application Ref: **2016/5019/P**  
Please ask for: **Nora-  
Andreea.Constantinescu**  
Telephone: 020 7974 **5758**

8 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C  
36 Patshull Road  
London  
NW5 2JY**

Proposal:

Alterations to the existing dormer window and creation of an inset terrace to top flat (Class C3).

Drawing Nos: Design and Access Statement; 13-92-01 Rev A; 13-92-02 Rev B; 13-92-03 Rev A; 13-92-04; 13-92-05 Rev A; 13-92-06; 13-92-07 Rev A; 13-92-08; 13-92-09 Rev A.

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 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:

Design and Access Statement; 13-92-01 Rev A; 13-92-02 Rev B; 13-92-03 Rev A; 13-92-04; 13-92-05 Rev A; 13-92-06; 13-92-07 Rev A; 13-92-08; 13-92-09 Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed inset terrace would replace the existing dormer by keeping its location and position. The width of the terrace would be enlarged with 0.4m up to a total width of 2m, and it would be greatly set back from the eaves giving space for adequate parapet height. Due to its proportionate dimensions and position, the proposed inset terrace is considered to preserve and enhance the character of the host dwelling and Bartholomew Estate 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.

Due to its location and position it is not considered that the proposal would cause any overlooking of habitable rooms of adjacent properties and it is in line with the CPG1 (Design) recommendations.

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, DP25 and DP26. The proposed development also accords London Plan

2016 and National Planning Policy Framework.

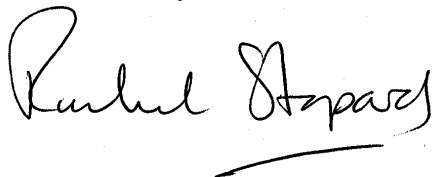
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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