

Mr Edward Toovey
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Application Ref: **2016/6481/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

19 January 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
11 Holly Hill
London
NW3 6QN

Proposal:

Variation of condition 3 (approved drawings) of planning permission ref: 2015/7151/P dated 16/02/2016 for the 'erection of east balcony to main hall, mid-wall and planter alterations and science block re-facing and cloister alterations', namely, changes to the design of previously approved rooflights to cloister roof.

Drawing Nos: Superseded plans: 1116/GL/011-A; 1116/GA/012; 1116/GE/011-A

Amended plans: 1116/GL/011-B; 1116/GA/012-B; 1116/GE/001-B

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission, reference 2015/7151/P granted on 16/02/2016.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.3 of planning permission 2015/7151/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 1116/GL/001; 1116/GA/001-A; 1116/GL/011-B; 1116/GA/012-B; 1116/GE/001-B; 1116/GE/002-A; 1116/GE/003; 1116/GE/004-A; 1116/GS/001; L01; T00.

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

- 3 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informatives:

- 1 Reasons for granting permission.

The original proposal included the installation of 1 x large rectangular rooflight and 1 x circular roofslope which both sat flush with the roof. The proposal has been amended to include 2 x smaller rectangular rooflights in the same position (flush with the roof) and 1 x circular polycarbonate domed rooflight of the same diameter.

The changes to the rectangular rooflight are not considered to be a material amendment and would have no impact in design terms or on neighbouring amenity. Although the Council generally recommends the installation of conservation-style rooflights that sit flush with the roofslope, it is noted that the original cloister roof featured 6 x square domed polycarbonate rooflights. The removal of these and the replacement with 2 x conservation-style rooflights and 1 x domed rooflight is considered a minor change that would not harm the character and appearance of the building. The rooflight would be subject to limited private views from nearby residential properties and is not considered to cause harm to the character and appearance of the wider Hampstead conservation area.

The rooflight is obscure-glazed and therefore presents no overlooking issues for neighbouring occupants.

No objections have been received prior to making this decision. The planning history of the site was taken into account when coming to this decision. 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 (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 with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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).
- 4 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 Noise and Licensing Enforcement Team, 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

David T. Joyce

David Joyce
Executive Director Supporting Communities