

Mr Tim Humphries
FullerLong
Studio 13
9 Tanner Street
London
SE1 3LE

Application Ref: **2016/6956/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
69C Gascony Avenue
London
NW6 4ND

Proposal: Installation of 4 rooflights within front roofslope and 5 rooflights within the rear roofslope.

Drawing Nos: Site location plan; Block plan; Original floor plan; Proposed loft floor plan; Original and proposed section; Original and proposed rear elevation; Original and proposed front elevation; Design and Access Statement prepared by Fuller Long dated 16 December 2016.

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 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 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; Site location plan; Block plan; Original floor plan; Proposed loft floor plan; Original and proposed section; Original and proposed rear elevation; Original and proposed front elevation; Design and Access Statement prepared by Fuller Long dated 16 December 2016.

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

Informatives:

- 1 Reasons for granting permission.

The proposed rooflights would be of modest design and size and would be fitted flush within the roof slopes in line with guidance.

There are similar established patterns of rooflights on the opposite side of the street, however, the roofscape along this side of the street is largely unimpaired within the middle of the street with the presence of some roof alterations to both ends of the terrace. The property is not in a Conservation Area or listed and the proposal would not have a detrimental effect on the host building or surrounding area.

The proposed rooflights would not harm the neighbouring amenity in terms of outlook or loss of light.

No comment has been received prior to coming to this decision. The site's planning history was 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 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies D1 and D2 of the London Borough of Camden Draft Local Plan Submission Draft 2016, the London Plan March 2016 and 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).

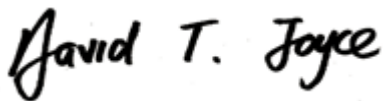
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Executive Director Supporting Communities