

Mr Robbie Walker
Ground Floor Flat
4 Nassington Road
LONDON
NW3 2UD

Application Ref: **2017/0088/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

15 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Ground Floor Flat
4 Nassington Road
LONDON
NW3 2UD**

Proposal:
Replacement of dome-style roof lights with 3 flat roof lights to rear 1st floor flat roof.

Drawing Nos: Site location plan; Sheet 001 rev A, SDP-RFM-03; Roof-Maker Technical Specification document (ref. 2.2/D010112); Cover letter from Applicant dated 05/01/2017.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Draft Camden Local Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Sheet 001 rev A, SDP-RFM-03; Roof-Maker Technical Specification document (ref. 2.2/D010112); Cover letter from Applicant dated 05/01/2017.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed removal of the existing dome-style roof lights on the single storey rear extension is welcomed as they are not in keeping with the character and appearance of the host building. The replacement roof lights, which would be flush with the roof top, would be less prominent and more sensitive to the character and appearance of the host building, and would not detract from the wider South Hill Park conservation area. As such, the proposed alterations are considered to be appropriate in terms of the design, scale, colour and materials to be used, and would be in accordance with Council policies and guidelines, and would therefore be acceptable.

There are no amenity concerns to neighbouring properties as a result of these proposals as the proposed roof lights are unlikely to cause significantly more lightspill than the existing roof lights. Moreover, the applicant intends to install integral blinds internally beneath each roof light in order to further minimise any possible harmful effects caused from lightspill at night.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2010, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies A1, D1 and D2 of the Draft Camden Local Plan 2015, the London Plan 2016, and the National Planning Policy Framework 2012.

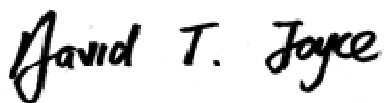
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Executive Director Supporting Communities