

Mr Lefkos Kyriacou
Figure 1 Architects
101-103 Heath Street
London
NW3 6SS
United Kingdom

Application Ref: **2015/2504/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

24 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**34 Bramshill Gardens
London
NW5 1JH**

Proposal:

Conversion of loft space involving installation of 2no. rooflights to south facing roofslope and boiler flue to west facing roofslope of 34 Bramshill Gardens , 2no. rooflights to north facing roofslope and 1no. rooflight to west facing roofslope of 32A Bramshill Gardens.

Drawing Nos: OS Map, Design and Access Statement, 11408_L002, 408_L003, 1408_L201, 1408_L501, and 1408_L502.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Map, Design and Access Statement, 11408_L002, 408_L003, 1408_L201, 1408_L501, and 1408_L502.

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

- 3 The proposed rooflights to the sides of 32 and 34 Bramshill Gardens and the rear of 34 Bramshill Gardens shall be conservation style. The rooflights in the side elevations of both 32 and 34 Bramshill Gardens shall be opaque. The rooflights must be retained in this condition thereafter.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed rooflights on the sides of 32 and 34 Bramshill Gardens and the rear of 34 Bramshill Gardens are a modest size, flush with the roofsope and conservation style, which would preserve the character and appearance of the buildings. Given they are located high within the roofsope, the rooflights would not be overly visible from the streetscene. Due to their location and that the side rooflights would be opaque, the rooflights would not result in harm to the amenity of any adjoining residential occupiers in terms of outlook or privacy.

The flue is a minor addition to the rear roofsope, which would not be overly visible as it is high within the roofsope, 0.5m high and also not visible from the streetscene.

Whilst the development will have some visual impact in terms of introducing new elements to the roofsope, such minor alterations in this location are not considered harmful to the character or appearance of the host building or conservation area.

No objections have been received in relation to this proposal. The site's planning history and relevant appeal decisions were 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 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 policies 7.4 and 7.6 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17 and 66 of 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



Ed Watson
Director of Culture & Environment