

Mrs Karen Cowan
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Application Ref: **2017/0809/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

29 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
1-3 Redhill Street
London
NW1 4BG

Proposal:

Loft conversion with roof terrace and roof lights

Drawing Nos: Site location plan, ST_16_1REDHILL_2ndApp_01 Rev G,
ST_16_1REDHILL_2ndApp_02 Rev G, Design and Access Statement.

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 and policies 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: Site location plan, ST_16_1REDHILL_2ndApp_01 Rev G, ST_16_1REDHILL_2ndApp_02 Rev G, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission

The application relates to a two storey dwelling on the north side of 1-3 Redhill Street, a converted former warehouse building with a central courtyard, now forming 9 residential units. The application site falls within the Regents Park Conservation Area.

The application proposes the formation of an inset roof terrace on the inner (courtyard) roof slope. Permission was previously granted for a dormer with inset roof terrace under ref. 2016/1869/P. Changes include the retention of the external walls of the existing blank dormer, behind which the new terrace would be formed measuring 3.5m wide by 2.6m deep. Four conservation type rooflights are proposed to the courtyard side-facing roof slopes

The proposed terrace would be wholly enclosed within the walls of the existing dormer structure, and would have no material impact on the appearance of the conservation area. The four rooflights would replace two existing rooflights, and are considered to be appropriate in terms of their number, size, location and design. The retained walls would be 4.2m above finished floor level and no overlooking would be possible. The roof terrace would be 8.3 sq.m., which is larger than that previously approved but is still sufficiently small that it would be unlikely to create a noise nuisance. The solid brick walls would serve as further noise mitigation.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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.

The proposed development would be in accordance with the guidelines set out in CPG1. It would not result in a material loss of privacy or cause overlooking to adjoining occupiers and as such 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; and policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016

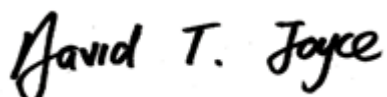
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning