

Mr Jeff Kahane
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Application Ref: **2017/0855/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Bisham Gardens
London
N6 6DD

Proposal: Replacement stairs to front lightwell; installation of four rooflights to upper rear roof slope; conversion of window to door at lower ground floor level to rear; reglazing of rear dormer; and replacement double glazing throughout.

Drawing Nos: 723_OS_01; 723_EX_100; 723_EX_110; 723_EX_140; 723_EX_130;
723_EX_150; 723_EX_120; 723_EX_200; 723_EX_210; 723_EX_300; 723_PL_150;
723_PL_140; 723_PL_120; 723_PL_100; 723_PL_200; 723_PL_130; 723_PL_110;
723_PL_210; 723_PL_211; 723_PL_300; Planning Statement dated Feb 2017

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 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: 723_OS_01; 723_EX_100; 723_EX_110; 723_EX_140; 723_EX_130; 723_EX_150; 723_EX_120; 723_EX_200; 723_EX_210; 723_EX_300; 723_PL_150; 723_PL_140; 723_PL_120; 723_PL_100; 723_PL_200; 723_PL_130; 723_PL_110; 723_PL_210; 723_PL_211; 723_PL_300; Planning Statement dated Feb 2017

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

Informatives:

- 1 Reasons for granting permission.

The proposed works to the front and rear of the property are all considered to be minor alterations that would not impact on the character of appearance of the host property or the conservation area. The conversion of a window to a glazed door at lower and upper ground floor levels is in keeping with similar alterations at surrounding properties and would not harm the fenestration of the host building. The existing rear dormer would be re-glazed to achieve a cleaner and more lightweight appearance. There is no consistency in the appearance of the dormers along the terrace and so the proposal would not detract from an established style of the building group. A glass balustrade would be positioned behind the window which would be sufficiently discrete to be considered acceptable. The rooflights would be positioned on the upper slope of the roof and would not be visible from the park adjacent. The new stone stairs at lower ground floor level would improve access to the lightwell and would not detract from the character or appearance of the property.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

By virtue of the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

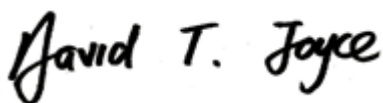
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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