

Mr Martin Moss  
JLL  
30 Warwick Street  
London  
W1B 5NH

Application Ref: **2017/1690/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

31 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**9 Wadham Gardens**  
**London**  
**NW3 3DN**

Proposal:

External alterations including the installation of replacement skylight windows to the roof of the rear conservatories and an enlarged replacement fixed frameless window on the internal yard elevation to single dwelling house (class C3).

Drawing Nos: AD-1-001, 9WG-ID-(05)-GF, 9WG-ID-(12)-01, 9WG-ID-(12)-02, 9WG-ID-(10)-GF, 9WG-ID-(14)-01, 9WG-ID-(14)-02, Design & Access Statement Argent March 2017, Cover Letter JLL (March 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 The development hereby permitted shall be carried out in accordance with the following approved plans: AD-1-001, 9WG-ID-(05)-GF, 9WG-ID-(12)-01, 9WG-ID-(12)-02, 9WG-ID-(10)-GF, 9WG-ID-(14)-01, 9WG-ID-(14)-02, Design & Access Statement Argent March 2017, Cover Letter JLL (March 2017).

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

- 3 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, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the London Borough of Camden Draft Local Plan.

#### Informative(s):

- 1 Reasons for granting permission. (Delegated)

The proposed development is for external alterations including the installation of replacement skylight windows to the roof of the two rear conservatories and an enlarged replacement fixed frameless window on the internal yard elevation.

The proposed replacement skylight windows would be lower than the existing lantern-type skylight windows as they are proposed to remove the existing vertical row of windows and would match the design and materials of the existing windows. The replacement frameless picture window would replace an existing timber framed window and door on the internal yard elevation. This elevation faces onto the side of the adjacent conservatory at close range and would not be visible within the conservation area. Overall, the development is minor in scale would respect the character of the building and would preserve the character and appearance of the conservation area. The development would also not impact on the local residential amenity.

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 2013.

No objections have been received and 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local

Development Framework Development Policies and policies A1, D1 & D2 of the Camden Local Plan Submission Draft. The proposed development also accords the London Plan 2016; and the National Planning Policy Framework 2012.

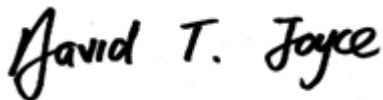
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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  
Director of Regeneration and Planning