

Mr Jefferson Savage
Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE
United Kingdom

Application Ref: **2017/2560/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

15 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
40 England's Lane
London
NW3 4UE

Proposal: Erection of a roof extension with a front roof terrace and installation of rooflights to the rear

Drawing Nos: Design & Access Statement, 8498/TP/01/3 and 8498/TP/02/3.

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:

8498/TP/01/3 and 8498/TP/02/3.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension has a terrace to the front, and therefore is not a traditional mansard extension. It is noted that the other properties extended in the group also have terraces to the front, which assists in minimising the visibility of the addition from England's Lane. The proposed roof level extension is consistent with properties at 28 (approved planning permission), 30 (built), 36 (built) and 38 (approved planning permission) England's Lane. The proposed design is sympathetic to the host building with slate tiles and timber framed windows to match the main building. The roof addition is considered acceptable in design terms, as it would be subservient to the host building, would respect the original design of the building and would not have any negative impact on the character and appearance of the surrounding area or Belsize Conservation Area.

Given the location of the development at roof level it is not considered overshadowing or loss of light would occur, nor is it considered that the roof extension or roof terrace would cause any unacceptable loss of privacy.

Public consultation was undertaken by placement of a press notice and site notices. One comment and one objection were received and have been duly considered in relation to this proposal. The site's planning and appeal history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill 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 proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local

Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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