

Mr Michael Patrick Betts
Studio M-12
12 Maycross Avenue
Morden
SM4 4DA
United Kingdom

Application Ref: **2017/0580/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 3
286 Gray's Inn Road
London
WC1X 8EB**

Proposal: Installation of new window at mansard level in front elevation and replacement of windows like for like to front and rear elevations at 2nd and 3rd floors to residential flat (Class C3).

Drawing Nos: Site location plan; A209:P:100; A209:P:101; A209:P:102; A209:P:103;
A209:SK:023 B; Design and Access Statement.

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.

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:

Site location plan; A209:P:100; A209:P:101; A209:P:102; A209:P:103; A209:SK:023 B; Design and Access Statement.

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

Informatives:

- 1 Reasons for granting permission:

The proposed rooflight at mansard level to front elevation would match the existing one on the rear roofslope in terms of dimensions, materials and style. The window would be Velux Conservation Type rooflight with black powder coated frame. Due to its dimensions and type the proposed rooflight is not considered to cause significant harm to the appearance and character of the host property, streetscene and wider conservation area, and therefore is considered acceptable.

The refurbishment of the building would include a new roof covering with slates to match existing; replacement of existing windows at 2nd and 3rd floors with vertical timber sash windows to match the existing window openings and window panes, and other minor works of repair and re-decoration, all carried out with materials to match the existing building. The proposed alterations would be keeping with the existing character of the building and terrace row, and are therefore considered acceptable.

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.

The proposals are not considered to cause any significant harm to the neighbouring amenities, and therefore they are considered acceptable on this regard. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with A1, D1 and D2 of Camden Local Plan Submission Draft, London Plan 2016 and National Planning Policy Framework 2012.

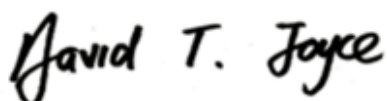
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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