

Mr Kunal Modi
Flat 4 144 Fellows Road
London N
NW3 3HJ

Application Ref: **2017/2890/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

17 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 4 144 Fellows Road
LONDON
NW3 3JH

Proposal: Replacement of existing openable roof hatch with openable roof light and two additional openable rooflights in association with the top floor flat.

Drawing Nos: site location plan; 1606 - (01)14 rev A (dated 19/11/16); 1606 - (01)14 (dated 19/05/17), Existing roof hatch section drawing; Proposed roof light (open and closed); and design and access statement rev B.

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; 1606 - (01)14 rev A (dated 19/11/16); 1606 - (01)14 (dated 19/05/17); Existing roof hatch section drawing; Proposed roof light (open and closed); and Design and Access Statement rev B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the roof of the five storey property and seeks to replace an existing openable roof hatch with an openable roof light and two new roof lights to allow natural light into non-habitable rooms below (hallway and bathroom) of the top floor flat. The dimensions of the roof lights would be the same as the existing opening (0.6m by 0.9m by 0.15m). They would be constructed of a grey metal frame with glazed pane of glass.

The rooflights would be very similar in size and appearance to the existing roof hatch and would be set into the central part of the flat roof. Given their sizes and positions within the roof they would not harm the character or appearance of the building and would not be visible from public vantage points. Therefore it would not harm the character or appearance of the conservation area.

The proposal would not impact on the amenity of surrounding properties. No objections have been received prior to the determination of this application. The site's planning history and relevant appeal decisions were taken into account when coming to 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 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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).

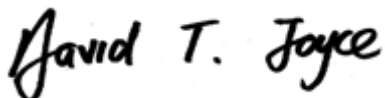
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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