

Miss Geethica Gunarajah
IF_DO
Unit J311 The Biscuit Factory
Drummond Road
London
SE16 4DG

Application Ref: **2017/2867/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

16 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
100 Torriano Avenue
London
NW5 2SE

Proposal:

Installation of raised roof light to provide enlarged access to roof of the site including replacement balustrading and installation of additional flush fitting roof light.

Drawing Nos: 1604 EX-01, 1604 PL-01/A.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1604 EX-01, 1604 PL-01/A.

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

Informative(s):

- 1 Reasons for granting permission:

The size, scale, design and location of the proposed rooflights are considered to represent subordinate additions that would have an acceptable impact on the character and appearance of the host property. Furthermore, whilst the proposed box rooflight would have a limited amount of visibility from the rear of the site it would be no higher than the adjoining water tank and would not cause any harm to the appearance of the surrounding area as a result of its installation.

The proposed metal balustrade would have a simple and a traditional design that is not considered to detract from the original character of the host and neighbouring properties. Furthermore, the proposed railings would be set back from the parapet wall at the site by 0.6m and would be approximately 0.3m lower than the existing parapet balustrade. The reduced visibility of the terrace balustrading would enhance the overall appearance of the host building and ensure no significant harm to the character and appearance of the surrounding area would be caused as a result of the development. In addition, the replacement railings are considered an improvement to the existing mesh railings.

The proposed development would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy.

No comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

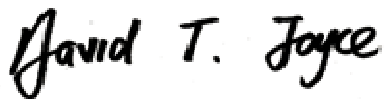
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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