

Mr Michael Rawlings  
51 Howdale Road  
Kingston Upon Hull  
HU8 9JY

Application Ref: **2017/3720/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Garden Flat**  
**76 Parkhill Road**  
**London**  
**NW3 2YT**

Proposal: Variation of condition 3 (Drawings) of planning permission (ref:2016/3397/P) dated 24/08/2017; Erection of a rear extension and alterations to the ground floor side elevation namely for the provision of flat obscure glazed roof against main building in lieu of flat roof.

Drawing Nos:

Superseded plan: PH-1007-PLN RevA

Revised plan: PH-1006-PLN RevE

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 the original planning permission ref 2016/3397/P dated 11/10/16.

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 London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2017/3397/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans-

PH-1006-PLN, PH-1006-PLN RevE, PH-1008-PLN.

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

- 4 The roof window hereby approved shall be obscurely glazed (as per drawing No. PH-1006-PLN RevE) and non-openable. The window shall not thereafter be altered in any way.

Reason: In order to prevent unreasonable overlooking/lightspill of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reason for granting

This application seeks to vary the approved plans so as to allow the provision of a flat obscure glazed roof on the extension in lieu of the previously approved flat roof with a rooflight.

The extension would be of the same size, footprint and design as previously approved. The amendment in question cannot be seen from the public realm, nor can it be seen from the rear. As such, obscure glazing to replace the approved rooflight is considered acceptable.

For the reasons given above the proposal is considered to preserve the character

and appearance of the conservation area and it would not harm the character and appearance of the host building.

The proposal is not considered to cause harm to neighbouring properties' amenity. The span of glazing is not considered to be expansive and the glazing would be obscure, which can be conditioned. Furthermore, the location and distance from other properties is considered to be sufficient to avoid any lightspill or potential overlooking.

No objections were received from neighbours following consultation and the history of the application has been taken into consideration.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

For the reasons given above the proposal is considered to preserve the character and appearance of the conservation area. It would not harm the host building and would comply with the guidance on design. The proposal would conform with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies of the London Plan 2016 and paragraphs of the NPPF.

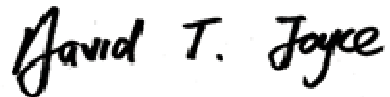
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning