

Richard Nightingale
Kilburn Nightingale Architects
26 Harrison Street
London
WC1H 8JW

Application Ref: **2017/3485/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

3 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 and 7 Mall Studios
Tasker Road
London
NW3 2YS

Proposal:
Installation of roof light to rear roof and repositioning of garden fence.
Drawing Nos: Design & Access Statement dated 16/06/2017, (1622_) E03A, E04A, P02A,
P03A, P04A, P05, A01

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 and D2 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 Design & Access Statement dated 16/06/2017, (1622_) E03A, E04A, P02A, P03A, P04A, P05, A01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes a new roof light on the rear roof slope. This would normally fall within the permitted development rights of the property however the proposal affects two adjacent properties within the same ownership and therefore must be considered as a full planning application.

The proposed roof light to the rear roof slope is considered an appropriate design as it would be flush with the roof plane by 150mm and would only be visible from limited private views and not from the public realm or surrounding conservation area. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of light pollution or overlooking.

The proposed repositioning of the garden fence reduces the size of the garden to the site by 23% but retains a reasonably sized garden of 24.6 sq. m and is not considered to impact the amenity of the occupiers, neighbours or wider Parkhill Conservation Area.

Following consultation, one response has been received from a local amenity group that had no objection to the proposed works. The sites' planning history was 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

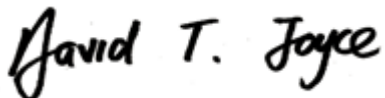
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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