

Diana Mavroleon  
19C Swains Lane  
London  
N66QX

Application Ref: **2017/4708/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

4 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat C 19 Swain's Lane**  
**London**  
**N6 6QX**

Proposal:  
Installation of rooflight to front roofslope  
Drawing Nos: OS map, Existing & Proposed Front Elevations 06/08/2017, Existing and Proposed Roof Plan 06/08/2017, 1/1a and Design & Access Statement 18/08/2017.

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:

OS map, Existing & Proposed Front Elevations 06/08/2017, Existing and Proposed Roof Plan 06/08/2017, 1/1a and Design & Access Statement 18/08/2017.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed front rooflight is a modestly sized 0.97m by 0.550m size and shall be discreetly located high within the roofslope where it would not be overly visible. The rooflight is not considered harmful to the character of the host building, the streetscene or the conservation area due to its size and siting and is deemed acceptable in design terms.

The proposed rooflight is not considered to be harmful in terms of amenity given its location high within the roofslope it would not cause overlooking or loss of sunlight/daylight.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received prior to reaching this decision. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Holly Lodge Estate 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126141 of the National Planning Policy Framework.

- 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).

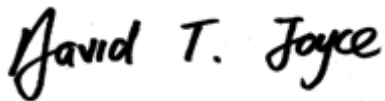
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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