

Mr Ian Chapman  
Ian Chapman  
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Hoddesdon  
EN11 0RR

Application Ref: **2017/4880/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

27 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**The Lighthouse York Rise LONDON NW5 1ST**

Proposal:

Proposed erection of a roof extension to create an additional third floor, comprising one bedroom with roof terrace access

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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 if in CA] 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:

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Reason:

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

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal would comprise one additional bedroom forming a third floor roof extension. The existing roof terrace would be accessible from sliding doors on the front elevation of the proposed roof extension.

It is noted that the proposed siting and design with materials to match the existing has attempted to be sensitive to the location and the subject property and reduce its prominence. Overall it is considered acceptable in this instance in terms of its scale and setting to the host building.

A site visit confirmed that roof extensions are currently in situ at neighbouring properties to include the adjoining property no. 69 Chetwynd Road. The proposal would not therefore be out of character with the area as existing roof extensions are considered to already form part of this character. Furthermore, the proposed extension would be set back approx. 2.7m from the existing front elevation parapet of the subject property and would only project approx. 0.4m higher than the existing parapet. As a result, the proposed extension would be significantly buffered from view by the existing built form at the subject property and would not be visible from the public realm. The proposed extension is not therefore considered to detract from the unique character and architectural detail of the subject property due to its limited visibility and can be supported in this instance.

Given the location of the roof extension and its distance from the surrounding properties, the proposal is not considered to harm the amenity of neighbouring properties in terms of sunlight, daylight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 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 A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

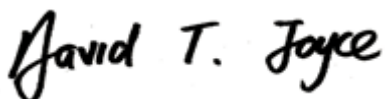
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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