

Mr Robert Hirschfield  
Robertt Hirschfield Architects  
3b Downside Crescent  
London NW3 2AN

Application Ref: **2017/4607/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:

**51 Glenmore Road  
London NW3 4DA**

Proposal: Proposed installation of 4 roof lights, two on the front and two on the rear roof slope of the dwellinghouse

Drawing Nos: Design and access statement, EX\_001, EX\_103, EX\_104, EX\_105, EX\_200, EX\_300, EX\_301, PL\_103, PL\_104, PL\_105, PL\_200, PL\_300, PL\_301.

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:

Design and access statement, EX\_001, EX\_103, EX\_104, EX\_105, EX\_200, EX\_300, EX\_301, PL\_103, PL\_104, PL\_105, PL\_200, PL\_300, PL\_301.

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.

Due to the height of the existing ridge line and the shallow depth of the rear gardens on both Glenmore Road and Howitt Road, it would not be possible to view the proposed rear roof lights other than from the 'above ground' floors of the properties to the immediate rear of the application site. The proposed rear roof lights would not be visible from within the public realm and therefore would be of limited harm to the character or appearance of the conservation area.

While the front roof lights would visually disrupt the roof, they would be modest additions to the front roof slope which would not be read from street level due to their location and are considered acceptable on balance.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers as the proposed roof lights would not result in further overlooking given the existing windows at upper levels.

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.

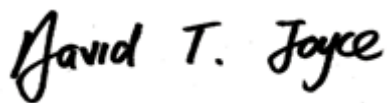
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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