

Ms Anne Shepperd
Sketch Architecture
37 Moring Road
London
SW17 8DN

Application Ref: **2017/5360/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Broomsleigh Street
LONDON
NW6 1QW

Proposal:
Installation of juliet balcony with associated alterations to fenestration on existing rear dormer.
Drawing Nos: (prefix 002 A3)- 100 A, 110 A, 111A, 112A, 113A, 122A, 130A, 132A, 362B, 363A,, 370B, 372B

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (prefix 002 A3)- 100 A, 110 A, 111A, 112A, 113A, 122A, 130A, 132A, 362B, 363A,, 370B, 372B

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The scheme has been revised to replace the roof terrace by a Juliet balcony; this is considered subordinate to the host dwelling and acceptable by virtue of its attachment to the existing rear dormer. The changes to the fenestration in the dormer, replacing windows by French doors, are considered minor alterations and acceptable in location, size, design and materials. The alterations would not harm the character and appearance of the host property.

The revised proposal would not have a detrimental impact on the amenity of the neighbouring properties in terms of the loss of daylight/sunlight, outlook and privacy.

No objections have been received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017, and the proposed development also accords with the policies of the London Plan 2016 and 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

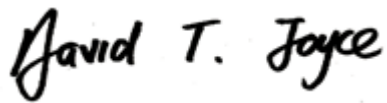
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning