

Mr William Deakins
Capital Architecture
34 Margery Street
Clerkenwell
London
WC1X 0JJ UK

Application Ref: **2017/4627/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

22 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2nd floor flat
60 Elsworthy Road
London
NW3 3BU

Proposal:

The replacement of a section of the existing roof, the replacement of 5 single glazed timber framed casement windows at roof level with double glazed timber framed casement windows, the installation of 2 heritage style rooflights and the refurbishment of the existing second floor terrace.

Drawing Nos: 1307/GA/001 P, 1307/GA/002 P, 1307/GA/003 P, 1307/GA/004 P, 1307/GA/005 P, 1307/GA/006 P, 1307/GA/007 P, 1307/GA/011 P, 1307/GA/012 P, 1307/GA/013 P, 1307/GA/014 P, 1307/GA/015 P, 1307_A(31)_040 TI, 1307_A(31)_041 T1, 1307_A(31)_042 PI, Design & Access Statement (August 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1307/GA/001 P, 1307/GA/002 P, 1307/GA/003 P, 1307/GA/004 P, 1307/GA/005 P, 1307/GA/006 P, 1307/GA/007 P, 1307/GA/011 P, 1307/GA/012 P, 1307/GA/013 P, 1307/GA/014 P, 1307/GA/015 P, 1307_A(31)_040 TI, 1307_A(31)_041 T1, 1307_A(31)_042 PI, Design & Access Statement (August 2017).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Details of the roof replacement works including a scheme to reuse the existing roof tiles (including a sample roof tile) and measures to ensure that the replacement roof will match the appearance of the existing roof shall be submitted to and approved in writing by the local planning authority prior to the commencement of the roof works. The replacement roof works shall be carried out only in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:-

The site is the 2nd floor flat at 60 Elsworthy Road which is a two storey building with a converted roofspace containing flats. The application relates to the 2nd floor flat which is located in the roofspace. The site is located within the Elsworthy Conservation Area.

The proposed development is the replacement of a section of the existing roof, the replacement of 5 single glazed timber framed casement windows at roof level with double glazed timber framed casement windows, the installation of 2 heritage style rooflights and the refurbishment of the existing second floor terrace.

The proposed replacement dormer windows at roof level would be timber framed casement windows which would harmonise with the design of the existing windows and would be in keeping with the character and appearance of the building and conservation area. The heritage style rooflights would be installed on the rear elevation and would be small windows which would be flush with the roofslope. They would be sympathetic alterations to the building which would not harm the character of the conservation area.

The replacement roof would utilise the existing reclaimed roof tiles. These works would preserve the character and appearance of the existing building. A planning condition would be added requiring details of the replacement of the existing roof tiles to be submitted.

The plans also show the refurbishment and repair of the existing second floor rear terrace involving the removal and replacement of the existing damaged tiles, coping and flashing and the redecoration of the existing railings. These minor works would match the appearance of the existing building and would also not harm the character of the conservation area.

The development only proposes minor alterations and would not impact on the amenity of nearby residents.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and consultation responses received were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and Camden Planning Guidance 1. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

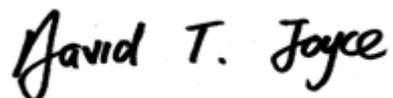
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning