

Miss Beatrice Chan
Brian O Tuama Architects
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United Kingdom

Application Ref: **2017/5816/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

18 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Swain's Lane
London
N6 6QL

Proposal:

Installation of new rear rooflight, replacement of side window and replacement of sliding rear doors with a new doors and a oriel window.

Drawing Nos: A-0-1, A200, A201, A202, A203, A204, A-G-1, A-G-2 (received 7/12/2017), A-R-1, A-R-2 and site location plan.

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 policies 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:

A-0-1, A200, A201, A202, A203, A204, A-G-1, A-G-2 (received 7/12/2017), A-R-1, A-R-2 and site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will replace an existing set of sliding metal powder coated glass doors with a set of double powder coated metal doors and an Oriel window at ground floor and insert a new roof light to the existing extension. It is noted that there is no consistency with the design of the rear elevations on this side of Swain's Lane and therefore their replacement would be acceptable. The replacement of the Upvc side window with a powder coated window of the same dimensions and siting is welcomed. Therefore given their siting, design, scale and limited visibility these fenestration alterations are not considered to result in harm to the character and appearance of the host building, streetscene or conservation area.

The new Oriel window will extend 0.3m in depth from the existing rear extension and is set away from the shared boundary with No.31, it is not considered that this modest depth would cause harm to this neighbour's amenity. The replacement windows and doors will have the same outlook as the existing. The proposal would therefore not result in any loss of neighbouring privacy, light or outlook when compared with the existing arrangement.

No objections were received prior to making this decision. One comment was received from the Holly Lodge CAAC relating to the materials of the proposed porch doors which have since been removed from this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

The proposal is located Dartmouth Park Neighbourhood forum. The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

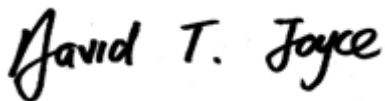
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning