

Miss Nicola Brown

Flat 3, 23 Dartmouth Park Hill  
London  
NW5 1HP

Application Ref: **2017/6599/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

15 January 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**23 Dartmouth Park Hill  
London  
NW5 1HP**

Proposal:

Installation of sash window at third floor and rooflight in side elevation and sash window in rear elevation to third floor to serve top floor flat flat (class C3).

Drawing Nos: Design & Access Statement, 1701 001, 1701 010, 1701 020, 1701 030, 1701 210, 1701 220 and 1701 230.

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 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 & Access Statement, 1701 001, 1701 010, 1701 020, 1701 030, 1701 210, 1701 220 and 1701 230.

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

#### Informative(s):

- 1 Reasons for granting permission.  
Permission is sought for the installation of a rooflight in the side roof slope (flush with roof) and a window in both the side and rear elevations at third floor level. The windows shall be timber framed and in a style sympathetic to the main building. Given the location of the windows in the rear and side elevations, they are not considered harmful to the character of the conservation area nor the host property.

The proposal is not considered harmful in terms of neighbours amenity given the rooflights shall be within the roofslope where it would be difficult to look out from. The rear elevation window shall face the garden of the subject property and would not cause any direct overlooking nor increase the amount of overlooking which already occurs. The side elevation window shall serve a stairwell and would not cause overlooking concern given occupants would only be travelling through the stairs. The proposal would not cause any loss of light as no bulk is to be added.

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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and 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).

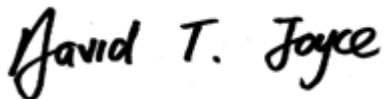
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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