

Mr Duncan Woodburn  
Duncan Woodburn RIBA  
Second Floor Studio  
28 Poland Street  
London  
W1F 8QP

Application Ref: **2017/5265/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

18 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Akenside Road**  
**London**  
**NW3 5BS**

Proposal:  
Removal of chimney stack from front roof slope of existing C3 dwelling.  
Drawing Nos: 00 Location plan, 01 Site plan, 02 Existing and proposed elevations, 03 Site photos

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: 00 Location plan, 01 Site plan, 02 Existing and proposed elevations, 03 Site photos.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The existing chimney on the front roof slope of the host property has been reduced and altered previously, and sits significantly lower than the original front chimney of the adjoining property at No.5 Akenside Road. Therefore, the symmetry afforded to the front roof slopes of the semi-detached properties by the chimney stacks has already been lost, and the removal of the chimney stack at No.4 is not considered to cause unacceptable harm to the character and setting of the host and neighbouring dwellings as a result.

The surrounding streetscape and wider conservation area are characterised by properties of varying size and design with differing roof profiles. Therefore, the removal of the chimney would not interrupt an established pattern of development along Akenside Road and would not cause harm to the character of the surrounding conservation area.

The removal of the chimney would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 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 policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 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.

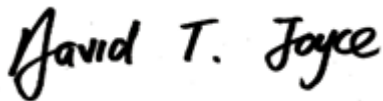
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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