

Mr Michael Eales
1 Cobb Road
Berkhamsted
HP4 3LE

Application Ref: **2017/7001/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1st and 2nd Floor
7 Ebbsfleet Road
LONDON
NW2 3NB

Proposal: Installation of rooflights to front, rear and side roof slope.

Drawing Nos: Site location plan; 002; 010; 101; 110; 111.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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; Site location plan; 002; 010; 101; 110; 111.

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

Informatives:

- 1 Reasons for granting permission.

The property already has a rooflight on each of the three roofslopes. This application proposes to replace the large rear one with 2 smaller rooflights, to add a second one to the front elevation and replace a blocked up one on the side elevation.

The proposed rooflights are minor alterations that are considered acceptable in design and material terms. They would be of modest design and size, and would be fitted flush within the roof slopes in line with guidance.

The proposal does not raise any new amenity concerns given the presence of rooflights on the existing front and rear slopes. The side rooflight would not overlook neighbouring windows.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

The proposal is in general accordance with policy D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan and 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

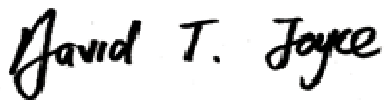
difficulty in carrying out construction other than within the hours stated above.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning