

Ms Lily Li  
new image design  
2A Tiverton Road  
London  
N18 1DW

Application Ref: **2017/4984/P**  
Please ask for: **Jaspreet Chana**  
Telephone: 020 7974 **1544**

30 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4  
2 Frogna  
LONDON  
NW3 6AJ**

Proposal: Installation of a side facing rooflight to the front of the property

Drawing Nos: 479/PL/01, 479/PL/02, 479/PL/03 Rev A, 479/PL/04, 479/PL/06 Rev A, GGL-EDN-0114-1104.

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: 479/PL/01, 479/PL/02, 479/PL/03 Rev A, 479/PL/04, 479/PL/06 Rev A, GGL-EDN-0114-1104.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rooflight to the inner-side-hip of the front elevation is considered to be acceptable as it would be a subordinate alteration to the host building, and not highly visible from the street. It would be modest in size, projecting a maximum of 30mm from the roofslope, and the frames would be painted brown to match with the roof tiles. As such, the proposal would not be highly visible from the street, and would therefore preserve the character and appearance of the Redington Frognal Conservation Area.

Due to the rooflight's location on the inner side hip of the front roof, the rooflight would be screened behind the hip of the adjoining roof containing a gable façade. It is therefore considered that there would be no significant loss of residential amenity to adjoining occupiers.

No objections have been received regarding this application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed rooflight would be in general accordance with policies A1 and D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 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).

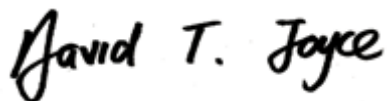
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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