

Application ref: 2018/1139/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 26 April 2018

Development Management
Regeneration and Planning
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Neil Kahawatte
Unit 310, 4 Fortess Road
Kentish Town
NW5 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**4 Allcroft Road
LONDON
NW5 4NE**

Proposal: Erection of a glazed lantern on the flat roof. Replace casement window to side elevation of rear outrigger at first floor level with traditional sash window.

Drawing Nos: 1702_E001; 1702_E002; 1702_E003; 1702_E004; 1702_E006; 1702_E007; 1702_E008. 1702_A001; 1702_A002; 1702_A003; 1702_A004; 1702_A005; 1702_A006; 1702_A007; 1702_A008. Design & Access Statement dated 19/02/2018.

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. The frame, glazing bars and depth of reveal of the replacement timber sash window shall match as closely as possible those of the rear elevation of the main building.

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:
1702_E001; 1702_E002; 1702_E003; 1702_E004; 1702_E006; 1702_E007;
1702_E008. 1702_A001; 1702_A002; 1702_A003; 1702_A004; 1702_A005;
1702_A006; 1702_A007; 1702_A008. Design & Access Statement dated
19/02/2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed scheme would involve the erection of a glazed lantern on the flat roof and replacement of the casement window to the side of the outrigger at first floor level with a traditional timber sash window. The proposed lantern is considered acceptable as it is not visible over the front or rear parapets.

The replacement of the existing unsympathetic window to the side elevation of the rear extension with a timber vertically sliding sash window is an appropriate enhancement, on the basis that the details match the existing rear sashes as closely as possible. The scheme is considered to be appropriate in terms of design and materials, meeting guidance set out in CPG1 preserving the character of the wider conservation area. The proposed roof lantern and replacement window would not cause significant harm to the residential amenities of any neighbouring occupiers.

A site notice and press notice were published and no comment was received prior to making this decision. 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 of the 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 London Borough of Camden Local.

- 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

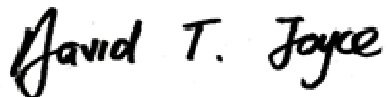
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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