

Application ref: 2018/2106/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 28 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Ms Rachel Phillips
84 Gibson Gardens
London
N16 7HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3
20 Dynham Road
London
NW6 2NR

Proposal:
Installation of 2 rooflights to the front roof slope and 2 to the rear roof slope.

Drawing Nos: EX-(00, 01, 02, 02); PD-(01, 02, 03); Planning Statement.

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 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; EX-(00, 01, 02, 02); PD-(01, 02, 03); Planning Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rooflights are considered to represent minor alterations that are acceptable design and material terms. They would be of modest design and size, and would be fitted flush within the roof slopes, ensuring no harm is caused to the character of the host building or surrounding area

Given the location of the rooflights at main roof level, no harm would be caused to the amenity of neighbouring properties in terms of loss of light, outlook or privacy.

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 application site is not listed, nor is it located in a conservation area.

As such, the proposal is in general accordance with policy D1 of the Camden Local Plan 2017 and accords with the London Plan 2016 and National Planning Policy Framework 2012.

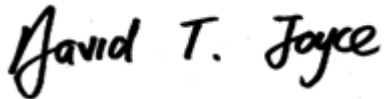
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning