

Application ref: 2018/1303/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 29 June 2018

Development Management
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27 Beverley Road
Ruislip
HA4 9AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat C
13 Healey Street
London
NW1 8SR

Proposal:

Variation of condition 2 (approved plans) of appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017, following planning application ref: 2016/6350/P dated 05/12/2016 for 'Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace (Class C3)', namely to amend the plans to install 3 x roof lights and 4 x replacement front elevation windows

Drawing Nos: Superseded:
0083-003 & 0083-004

Amended:

0083-003e & 0083-004d

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 shall begin not later than three years from

the date of this decision.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 2 (approved plans) of planning permission 2016/6350/P dated 05/12/2016 allowed at appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), 0083-001, 0083-002, 0083-003e & 0083-004d.

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

- 3 The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. 0083-004b.

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.

Informative(s):

- 1 Reasons for granting permission

The application seeks to vary condition 2 of planning application 2016/6350/P dated 05/12/2016 allowed at appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017. The application seeks to amend the design of the front facing windows to the proposed unit with 4 x windows, and to install 3 x rooflights. In determining this application it is acknowledged that a similar window arrangement exists at no. 16 Healey Street (Ref:2016/4604/P dated 03/10/2016), and a number of roof extensions with various window arrangement have been granted throughout the street.

Given the surrounding context of development and lack of visibility from street level, whilst the alteration proposed would not be an improvement to the design of the proposed structure, it is considered to be acceptable on balance. It would not result in harm to the character or appearance of the property.

No alterations are proposed aside from the fenestration arrangement and the installation of 3 x rooflights, as such the impact on neighbouring amenity, and quality of accommodation are unchanged from the original approval (Ref: 2016/6350/P dated 05/12/2016 allowed at appeal ref: APP/X5210/W/17/3174596 dated 27/07/2017).

No comments were received in relation to this scheme following public consultation. The Kentish Town Neighbourhood Forum made no objection to the

application. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016, and the National Planning Policy Framework 2012.

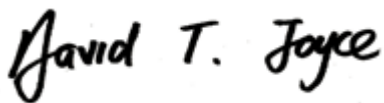
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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