

Application ref: 2018/2739/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 24 August 2018

Development Management
Regeneration and Planning
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Drawing and Planning Ltd
Mercham House
25-27 The Burroughs Hendon
NW4 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
17 Caversham Road
London
NW5 2DT

Proposal: Installation of 2x rooflights to flat roof and 1x rooflight to the side roofslope.

Drawing Nos: CVRRD-L001; CVRRD-P001; CVRRD-P002; CVRRD-P003; CVRRD-P004; CVRRD-E001; CVRRD-E002; CVRRD-E003; CVRRD-S001; CVRRD-S002; CVRRD-S003. CVRRD-L101 Rev B; CVRRD-P101; CVRRD-P102; CVRRD-P103 Rev B; CVRRD-P104 Rev B; CVRRD-E101 Rev A; CVRRD-E102 Rev A; CVRRD-E103 Rev A; CVRRD-S101 Rev A; CVRRD-S102 Rev B; CVRRD-S103 Rev B; CVRRD-S104 Rev A.

Design & Access Statement prepared by Drawing and Planning dated June 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.

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:
CVRRD-L001; CVRRD-P001; CVRRD-P002; CVRRD-P003; CVRRD-P004;
CVRRD-E001; CVRRD-E002; CVRRD-E003; CVRRD-S001; CVRRD-S002;
CVRRD-S003. CVRRD-L101 Rev B; CVRRD-P101; CVRRD-P102; CVRRD-P103
Rev B; CVRRD-P104 Rev B; CVRRD-E101 Rev A; CVRRD-E102 Rev A; CVRRD-
E103 Rev A; CVRRD-S101 Rev A; CVRRD-S102 Rev B; CVRRD-S103 Rev B;
CVRRD-S104 Rev A. Design & Access Statement prepared by Drawing and
Planning dated June 2018.

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

Informatives:

- 1 Reasons for granting permission.

The two rooflights on the flat part of the roof and one rooflight on the side roofslope are considered appropriate. The rooflights on the flat roof will not be visible, while the rooflight situated on the side roofslope will have limited visibility as it is situated within minimal view lines on the middle of the slope. The proposal is not considered to result in harm to the character or appearance of the host building or street scene.

The proposed rear dormer and front rooflight were removed from the scheme and the side rooflights relocated based on officer's advice.

The new rooflights are not considered to harm the amenity of neighbouring residents due to their location at roof level.

No objections have been received. The sites planning history was 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 D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

- 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