

Application ref: 2018/2919/P
Contact: Alyce Keen
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Date: 30 August 2018

Development Management
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Mr Pietro Belli
19B Lambolle Road
London
NW3 4HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**19 Lambolle Road
London
NW3 4HS**

Proposal: Installation of 1 x conservation rooflight at roof level, and installation of canopy over the existing suspended metal side passageway.

Drawing Nos: 100; 101; 102; 104; 105; 201 Rev A; 202 Rev A; 204 Rev A; 205 Rev B.
Planning Statement prepared by Pietro Belli Design dated 22/06/2018.

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:
100; 101; 102; 104; 105.
201 Rev A; 202 Rev A; 204 Rev A; 205 Rev B.
Planning Statement prepared by Pietro Belli Design dated 22/06/2018.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or material specifications as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, of proposed canopy over side passage at a scale of 1:10;

b) Manufacturer's specification details of all materials to be used for the canopy including railings, glazing and colour (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 proposed canopy above the side entrance door is considered appropriate as it is of a simplistic design in keeping with the character of the building. It is also adequately setback from the front elevation by 4 metres, which would ensure it has limited visibility within the streetscene. The rooflight on the side roofslope is considered appropriate as it will be of a conservation style and therefore flush with the roofslope. The rooflight will also be 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 removal of an existing window on the side elevation was omitted from the scheme based on officer's advice.

The new rooflight is not considered to harm the amenity of neighbouring residents due to its location at roof level. In addition, the canopy over the side passage is not considered to adversely impact amenity as it is a lightweight canopy located on the side elevation.

No objections have been received. The Belsize Park CAAC have confirmed they do not have any objections to the proposals. The site's 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 2018.

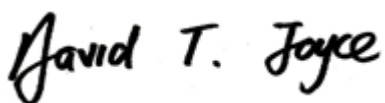
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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