



Application ref: 2018/0920/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 6 September 2018

Development Management
Regeneration and Planning
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Urbanist Architecture
133 Creek Road
London
SE8 3BU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
47 York Way
LONDON
N7 9QF

Proposal:

Variation of condition 3 (approved plans) relating to planning permission ref. 2016/6828/P dated 3/7/2017 for conversion of two units to provide 3 self-contained units (C3); erection of single storey rear infill extension at ground floor level, namely alterations to rear extension including replacement of pitched roof with flat roof

Drawing Nos:

Revised Drawings: Ground_Floor_Plan_N79QF (dated 26 April 2018);
Proposed_Roof_Plan_N79QF (dated 26 April 2018); Section_AA_N79QF (dated 26 April 2018); Section_BB_N79QF (dated 26 April 2018); Rear_Elevation_N79QF (dated 26 April 2018); Side_01_Elevation_N79QF(dated 26 April 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 the original planning permission ref 2016/6826/P dated 03/07/2017.

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 For the purposes of this decision, condition no.3 of planning permission 2016/6828/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Ground_Floor_Plan_N79QF (dated 26 April 2018); Proposed_Roof_Plan_N79QF (dated 26 April 2018); Section_AA_N79QF (dated 26 April 2018); Section_BB_N79QF (dated 26 April 2018); Rear_Elevation_N79QF (dated 26 April 2018); Side_01_Elevation_N79QF (dated 26 April 2018); Existing Rear elevation; Existing Side elevation; 4644 (Rev c)

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

Informative(s):

- 1 Reasons for granting

The replacement of a pitched roof with a flat roof with 3no.rooflights is considered an acceptable alteration to the rear extension that would lessen the impact on the rear elevation of the property by virtue of the overall height being reduced. The increase in the width to the bi-folding glazed doors is an acceptable alteration for the ground floor rear location. No alteration to the footprint of the extension is proposed. The revised proposal is considered acceptable in the context of the approved scheme.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By reason of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection has been received prior to making this decision which has been duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 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



David Joyce
Director of Regeneration and Planning

