

Application ref: 2018/2722/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 20 September 2018

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Omar Sherif
69 Daren Court
Carleton Road
London
N7 0EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
91 Caversham Road
London
NW5 2DP

Proposal: Alteration to roof slope and installation of 3 conservation rooflights to rear and side roof slopes.

Drawing Nos: 91CCSR-PD-A-0100 Rev 01, 91CCSR-PD-A-0101 Rev 01, 91CCSR-PD-A-0102 Rev 01, 91CCSR-PD-A-0103 Rev 01, 91CCSR-PD-A-0104 Rev 02, 91CCSR-PD-A-0105 Rev 02, 91CCSR-PD-A-0106 Rev 02

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 91CCSR-PD-A-0100 Rev 01, 91CCSR-PD-A-0101

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

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

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 pitch alteration to part of the roof form would have very low visibility both from street level and surrounding private views. This alteration would not be detrimental to the overall presentation and architectural qualities of the host building and its roof massing. A condition will be attached to this permission requiring details of roofing materials be submitted to the local planning authority for approval to ensure a high quality match to the remainder of the roof.

The three proposed roof lights would be conservation type and side or rear facing only. The rooflight on the altered roof pitch would have very low visibility to its surroundings. The side roof lights are of an acceptable size and would be sited behind the chimney stack. Overall, the installation of the proposed rooflights would not be unduly detrimental to the overall integrity of the building's appearance and characteristic roof form.

The proposals were revised to omit proposed rooflights from front facing roof slopes, and reduce the number of rear roof lights.

No objections were received prior to making this decision and the planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies A1, D1 and D2 of

the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

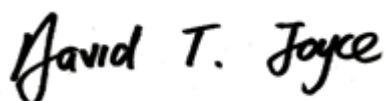
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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