

Application ref: 2018/5305/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 27 December 2018

Development Management
Regeneration and Planning
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Town Hall
Judd Street
London
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IBLA
11 Wells Mews
London
W1T 3HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd Floor
130 Fleet Road
London
NW3 2QX

Proposal: Installation of 4x rooflights to butterfly roofslope.

Drawing Nos: 1086 P01; 1086 P02; 1086 P03; 1086 P04; 1086 P05; 1086 P06A; 1086 P07B; 1086 P08B.

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:
1086 P01; 1086 P02; 1086 P03; 1086 P04; 1086 P05.
1086 P06A; 1086 P07B; 1086 P08B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed scheme would involve the installation of four rooflights into the butterfly valley roof. The rooflights proposed are considered to be subordinate in both size and number and will be of a conservation style that are fitted flush with the roof surface. The rooflights will not alter the roofline or form. They will also not be visible within the streetscene due to being flush with the roofline and located on the valley roof behind the parapet. As such, the proposed rooflights are not considered to be harmful to the building or conservation area.

The proposed alterations would not cause significant harm to the residential amenities of any neighbouring occupier.

A site notice and press notice were published and one comment was received prior to making this decision, which is addressed in the consultation summary. The site's planning history and relevant appeal decisions were 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 A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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

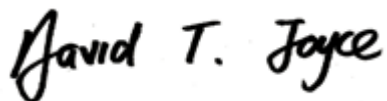
and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate 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 paragraph 38 of the National Planning Policy Framework 2018.

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