

Application ref: 2018/3163/P
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Date: 1 February 2019

Development Management
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A G Lisle MSc
Chase House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Maisonette Lower Ground And Ground Floor Front
8 Bartholomew Villas
London
NW5 2LL**

Proposal:

Replacement of roof lantern with 2x roof lanterns to rear ground floor flat roof of lower maisonette (Class C3) (Retrospective).

Drawing Nos: Site location plan, Design & Access Statement (8NW5-)14 rev B,-25 rev 0, 26 rev 0

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 shall be carried out in accordance with the following approved plans Site location plan, Design & Access Statement (8NW5-)14 rev B,-25 rev 0, 26 rev 0

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

Informative(s):

1 Reasons for granting permission.

The proposal seeks retrospective permission for replacement roof lanterns that have been installed above an existing modern rear extension. The design of the lanterns to some extent mirror a consented large conservatory extension. In being closer to the host building, they are less prominent than the existing conservatory, are relatively tightly enclosed and are not visible from the public realm. In this instance, the lanterns are not considered to have a detrimental impact on the Bartholomew Estate Conservation Area.

The impact of the development on neighbours' amenity is due to overlooking and light pollution. The nearest neighbouring property at no. 10 is a flank wall elevation with no windows, due to the orientation of the existing extension to this boundary, the development has minimal impact on this property. The impact of the roof lanterns, has been considered in the context of the existing conservatory which adjoins the rear of the existing extension. Whilst there is some degree of overlooking and light spill that occurs between the upper floor windows of the host building and the roof lanterns, the distance and orientation of the roof lanterns mitigates the impact of the development. On balance, it is not considered to detrimentally affect the amenity of neighbouring occupiers in comparison to the pre-existing situation.

No objections have been received following consultation prior to making this decision. The site's planning and enforcement history has been taken into account when coming to this decision.

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 (ERR) 2013.

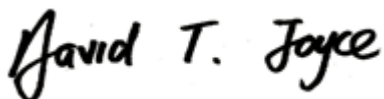
As such, the development is in general accordance with policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017, and Policies 2 and 3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2018.

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



David Joyce
Director of Regeneration and Planning