

Application ref: 2018/6003/P
Contact: Emily Whittredge
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Date: 13 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Open London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Robin Grove
London
N6 6PA**

Proposal: Alterations including replacement of single glazed fenestration with double glazed units; enlargement of first floor rear openings to form Juliet balconies with French doors; and the creation of a rear roof terrace at second floor level with associated alterations to dormer window.

Drawing Nos: 118 P1, 117 P5, 116 P2, 115 P5, 114 P4, 113 P5, 112 P2, 111 P2, 110 P2, 108 P1, 107 P1, 106 P1, 105 P1, 104 P1, 103 P1, 102 P1, 101 P1, 100 P1, Design and Access Statement P2.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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) Typical details of new railings at a scale of 1:10.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 118 P1, 117 P5, 116 P2, 115 P5, 114 P4, 113 P5, 112 P2, 111 P2, 110 P2, 108 P1, 107 P1, 106 P1, 105 P1, 104 P1, 103 P1, 102 P1, 101 P1, 100 P1.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a large detached single dwelling house within the Holly Lodge Estate Conservation Area. The proposed roof terrace at eaves level would be set back from the roof margins by 1m and edged with a metal balustrade. As such, the railings would not project above the hipped roof form or appear unduly dominant to the flat roof as viewed from the adjoining designated Open Land. There would be limited visibility of the terrace from the neighbouring property and due to its location away from other private gardens, it is not considered that it would result in harmful overlooking to any adjoining occupiers. The terrace would be approximately 25 sq metres in area, but due to the size of the site and distance from neighbouring properties, is not likely to result in noise nuisance.

The alterations to the proposed dormer to form an access door to the new terrace would be modest in scale and would not harm the overall rhythm of the roof form or the appearance of the rear elevation, which is asymmetric. The proposed materials and new timber windows would be sympathetic to the age and character of the host building, and are considered to preserve the appearance of the conservation area. The replacement of the existing timber windows with double glazed timber framed casement windows in the style of

the existing would have no adverse impact on the appearance of the building or wider conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

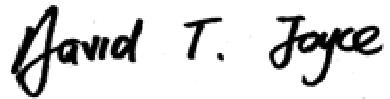
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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