

Application ref: 2018/3446/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 26 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brass Architecture
86-90 Paul Street
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat A
37 Bartholomew Road
London
NW5 2AH

Proposal:

Removal of condition 4 (green roof) of planning permission reference 2017/1248/P dated 11.07.2017 for the Erection of a single storey rear extension to the ground floor flat, as amended (2017/4584/P) on 07.11.2017 associated with the change the depth of the extension by additional 335mm.

Drawing Nos: Superseded drawings: 101B, A 102B, A201B;

Proposed drawings: 101 REVC, 102 REVC, A201 REVC, 202 REVC and Covering letter commissioned by BRASS Architecture dated 19th November 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 permission ref. 2017/1248/P dated 11/07/2017.

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 A 100A, 101 REVC, 102 REVC, A201 REVC, 202 REVC and Covering letter commissioned by BRASS Architecture dated 19th November 2018.

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

- 3 The roof of the extension hereby permitted shall not be used as an amenity terrace without prior approval in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the adopted Camden Local Plan 2017.

- 4 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.

Informative(s):

- 1 Reason for granting permission:

This application seeks to remove condition 4 of planning permission 2017/1248/P, dated 11.07.2017 which requires details of a green roof. The original permission was amended in 2017 (2017/4584/P) to the increase in depth of the rear extension by an additional 335mm which was similar to the neighbours extension at No. 39 Bartholomew Road.

It is proposed to replace the green roof with a ply roof that would be of a similar design and depth to the neighbouring extension number 39 Bartholomew Road that does not include a green roof. Given the modest small footprint of the green roof and its close proximity to the neighbouring extension in terms of available sunlight, it is considered that the condition to secure a green roof can be removed. The Council's Tree officer has been consulted and confirmed that this is satisfactory.

The nature and extent of the amendments, by virtue of their position and proximity to neighbouring residential properties would not result in detrimental harm to the existing amenity levels enjoyed. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with the policy G03 of the Kentish Town Neighbourhood Plan 2015, policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the

London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

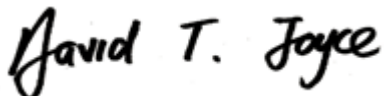
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 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).
- 4 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



David Joyce
Director of Regeneration and Planning