

Application ref: 2018/5421/P
Contact: Matthew Dempsey
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Date: 19 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Treatment Architecture Ltd
43 Wilton Road
Muswell Hill
LONDON
N10 1LX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
2 Frognal
London
NW3 6AJ

Proposal:

Installation of roof-light window to front slope of roof.

Drawing Nos: Location Plan, NW36AJ-RW-001R1, NW36AJ-RW-002.

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 Location Plan, NW36AJ-RW-001R1, NW36AJ-RW-002.

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

Informative(s):

- 1 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).
- 2 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.

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Reasons for granting permission:

The application site is a semi-detached residential property formerly a single dwelling, now split into flats, comprising five floors including basement/lower ground floor and roof space. The proposal relates solely to the top floor flat within the converted roof space. The flat is accessed via a door to the side of the building, along a passageway from the front.

The proposed installation of a roof light to the front roof slope is considered acceptable in terms of location, design and materials and given there are a number of similar rooflights in the vicinity. The installation shall be sympathetic to the existing roof and will be fitted closely with the roof slope surface, as per the existing roof light already in place on the side slope, and shall not protrude more than 3cm from the roof, as such; the proposal would have a minimal impact on the character and appearance of the existing building and the surrounding conservation area. A Conservation Officer reviewed the proposals and raised no objections.

Although the roof light shall be fitted above a neighbouring terrace, because of the angle of the roof slope, the location of the proposed roof light is not considered to have an unacceptable impact on nearby properties in terms of

loss of privacy or outlook.

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. 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 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer