

Application ref: 2019/0453/P
Contact: Matthias Gentet
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Date: 29 March 2019

Development Management
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Kipling Co.
Basement Office
1 Princes Square
Notting Hill
London
W2 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
3 Carlingford Road
London
NW3 1RY

Proposal: Installation of two velux windows above existing front and rear dormers (Class C3) [Retrospective].

Drawing Nos: 01 rev002; 02 rev002; 03 rev002; 04 rev002; 05 rev002; 06 rev002;
GGL-EDL-0114-1004 (24/01/2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 and policies DH1 and DH2 of the Hampstead Neighbourhood plan (2018).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01 rev002; 02 rev002; 03 rev002; 04 rev002; 05 rev002; 06 rev002; GGL-EDL-0114-1004 (24/01/2019).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking permission for the retention of 2no Velux windows (skylights) that have been installed on the upper part of the front and rear roof slope (one at the front and the other at the rear) which are replacing 2no previous skylights - both located on the upper part of the rear roof slope. Due to the works being unauthorised, an enforcement case reference: EN18/1015. This application is therefore in response to the enforcement case, to address the planning breach.

It must be noted that the roof scapes on Carlingford Road has been drastically altered over the years with dormers of all shape and size, and also skylights. Most of these works were carried out without due permission. Others were permitted.

In view of the extent of roof alterations within the street, and the fact that these new Velux windows are replacing 2no previous skylights, and in terms of size, design and location, the 2no Velux windows (skylights) are discreet features and thus considered to be acceptable. They would preserve the character and appearance of the host property, the conservation area and the roofscape.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 2013.

Due to the minimal scale of the development, the proposal would not impact upon the amenities of any adjoining residential occupier.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood plan (2018). The proposed development also accords with policies of the London Plan (2016), Draft New London Plan 2018 (As Applicable); and the National Planning Policy Framework 2019.

- 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 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 written over a light grey grid background.

Daniel Pope
Chief Planning Officer