

Application ref: 2019/0242/P  
Contact: Matthew Dempsey  
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Date: 30 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Alexander Martin Architects Limited  
22-24 Kingsford Street  
London  
NW5 4JT

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**3 Bisham Gardens**  
**London**  
**N6 6DJ**

Proposal: Creation of window first floor rear, and three roof lights at rear roof slope with reduction of chimney stack.

Drawing Nos: Site Location Plan 191-LOC-001, 191-EX-100, 191-EX-101, 191-EX-201, 191-AP-100, 191-AP-101, 191-AP-201.

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 Sie Location Plan 191-LOC-001, 191-EX-100, 191-EX-101, 191-EX-201, 191-AP-100, 191-AP-101, 191-AP-201

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.
- 3 Reasons for granting permission:

The proposal involves the creation of a new window opening at first floor rear, and the installation of a new timber framed sash window, painted white, with lintel and sill to match the style of existing fenestration on the property. In addition, three roof-lights shall be installed in the rear roof slope. These are modest in size and designed to be fitted flush with the existing roof form. The proposed works include the reduction in height of a redundant chimney stack at the rear, to allow more light into one of the three new roof-lights. Due to the close proximity of a neighbouring building to the rear, with an entirely blank brick wall, and narrow nature of the garden space to this property, there is no existing view of this chimney stack from the public realm. Given the lack of visibility of this chimney stack from public vantages within the conservation area, it is considered acceptable to reduce its height, without causing harm to the character of the conservation area.

It should be noted, that the property to the rear of the host building (29a Highgate Hill) has no windows/ openings facing the site and therefore there shall be no overlooking or any other impact on neighbouring amenity brought about by these installations. The alterations are not considered to harm the amenity of any neighbouring properties.

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.

No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer