

Application ref: 2019/0104/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 24 May 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
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Ungar Architects Ltd.
10-12 Perrins Court
London
NW3 1QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Clock Tower,
Flat 4
49 Heath Street
London
NW3 6UD**

Proposal:

Conversion of loft to habitable space. Replacement of existing rooflight and insertion of 1x new rooflight.

Drawing Nos: 120_10 Location Plan; 120_20 Existing Site Plan; 120_100 Existing Second Floor Plan; 120_101 Existing Loft Plan; 120_102 Existing Roof Plan; 120_110 Existing Section AA; 120_111 Existing Section BB; 120_60 Existing Site Sections; 120_50 Existing Site Elevations; 120_200 Proposed Second Floor Plan; 120_201 Proposed Loft Plan; 120_202 Proposed Roof Plan_P1; 120_300 Internal elevations_P1; 120_210 Proposed Section AA_P1 and 120_211 Proposed Section BB_P1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

120_10 Location Plan; 120_20 Existing Site Plan; 120_100 Existing Second Floor Plan; 120_101 Existing Loft Plan; 120_102 Existing Roof Plan; 120_110 Existing Section AA; 120_111 Existing Section BB; 120_60 Existing Site Sections; 120_50 Existing Site Elevations; 120_200 Proposed Second Floor Plan; 120_201 Proposed Loft Plan; 120_202 Proposed Roof Plan_P1; 120_300 Internal elevations_P1; 120_210 Proposed Section AA_P1 and 120_211 Proposed Section BB_P1.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The loft conversion only includes new rooflights and no other external alterations are proposed to facilitate this. The proposal will replace an existing rooflight with a larger one and insertion of one new smaller rooflight on the rear roofslope. Both will be dark grey PPC conservation style rooflights. Revised plans were received reducing the scale of the replacement rooflight. Although the rooflight will increase in size, give its siting and partial screening from the existing parapet it would not be visible from the street and it would still appear as a subordinate addition on the roofslope. Due to their sensitive design, scale and location, the proposed rooflights are not considered to result in harm to the special interest of the grade II listed building or the character and appearance of the streetscene or wider conservation area. The Council's Conservation Officer has assessed the proposal and does not object to the revised development.

Given the small scale, detailed design and siting of the proposed works, the development is not considered to result in any detrimental impact upon the amenities of neighbouring occupiers in terms of loss of light, overlooking, privacy or a sense of enclosure.

No objections were received during the statutory consultation period. The site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 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.
- 4 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.
- 5 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 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