

Application ref: 2019/1156/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 2 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Giles Hardy Ltd  
54 GOWLETT ROAD  
PECKHAM RYE  
LONDON  
SE15 4HY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**41 Hollycroft Avenue**  
**London**  
**NW3 7QJ**

Proposal: Replacement of 3 rooflights within side and rear roofslopes.

Drawing Nos: Site location plan; Site plan; 101, 102 rev A, 201 (existing front elevation AA), 201 rev A (proposed front elevation AA), 203, 204 rev A, 205, 206 rev A; Cover letter from Giles Hardy Design dated 28/02/2019.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Site location plan; Site plan; 101, 102 rev A, 201 (existing front elevation AA), 201 rev A (proposed front elevation AA), 203, 204 rev A, 205, 206 rev A; Cover letter from Giles Hardy Design dated 28/02/2019.

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

- 4 All new rooflights shall be 'heritage' type as shown on the approved drawings and information hereby approved.

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.

#### Informatives:

- 1 Reasons for granting planning permission:

The 3 proposed rooflights would replace existing rooflights located in similar positions within the side and rear roofslopes. They would be 'heritage' type, being set flush with the roof planes, aluminium framed and dark grey/black in colour to match the existing rooflights as closely as possible. Each rooflight would have a central glazing bar and the 2 rear replacement rooflights would be slightly larger than the existing.

Concern was initially raised with regard to proposals which included front rooflights in so far as these might be a visually harmful and incongruous addition within the roof plane, and as such, harmful to the character and appearance of the building and wider conservation area, as well as, the setting of the adjacent Grade II listed building (no. 43). In response, the applicant submitted revised drawings that omitted these from the proposals.

As a consequence, the proposal is now considered to be appropriate in terms of the design, size, location, colour, and materials used in accordance with Council policies and guidance, and would unlikely alter or detract from the character and appearance of the host building or the wider Redington Froggnal Conservation Area, nor on the setting of the adjacent listed building (no. 43). As such, the proposal is therefore acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given that the proposed rooflights would replace similarly positioned existing rooflights.

The site's planning and appeals history has been taken into account when coming to this decision. An objection was received from the Hampstead Conservation Area Advisory Committee following statutory consultation with regard to original proposals that included front rooflights. This has been summarised in the associated 'Consultation Summary' document.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Froggnal Conservation Area,

under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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 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.

- 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.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer