

Wan Sheong Yau
Dexter Moren Associates Ltd
57D Jamestown Road
London
NW1 7DB

Application Ref: **2017/6861/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

1 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
57C Jamestown Road
London
NW1 7DB

Proposal:
Raising roof of existing office building to create new first floor accommodation with additional windows.
Drawing Nos: 0720PL/001, 002, 003, 004, 005, 006, 007; Design and access statement.

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 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: 0720PL/001, 002, 003, 004, 005, 006, 007; Design and access statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal replicates the scheme granted planning permission in 2012 ref 2012/3702/P but since expired. The proposed roof extension would match the roof profile but be about 1m higher, thus it is considered that it would be subordinate to the main building and be appropriate to the character and form of this building. It would preserve and enhance the appearance of the surrounding area as well as the neighbouring Conservation Area.

The extension would be marginally visible from the public realm of Jamestown Road. Due to its minimal additional height and size, its design and use of materials sympathetic to the original building, it is considered that the scheme would not have any detrimental impact upon the character and appearance of the surrounding buildings or the wider area. The design and materials used in the proposal are not considered to harm the setting of any of the neighbouring listed buildings at the rear.

Since the last permission, the group of buildings 57 A, B, C and D Jamestown Road have all been designated as Locally Listed in 2015; however the specification description for this listing does not mention this property nor B. Nevertheless, given that site circumstances, policy context and the design of the scheme have not otherwise changed since, it is considered that the design and size of the proposed extension remain subordinate and sympathetic to the original building.

The site is located on the southern side of Jamestown Road and on the northern side of the rear gardens of properties to the south. Due to extensive distance between the application site and neighbouring residential windows, the northfacing orientation of the site, the minimal increase in height of the roof and the upward facing nature of the skylights, it is considered that the extension would not have a detrimental impact on the amenity of these surrounding properties in terms of loss of daylight, sunlight, outlook and privacy.

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.

As such, the proposed development is in general accordance with policies A1 and D1 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 2012.

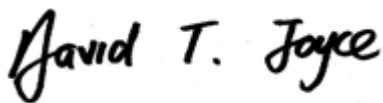
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning