Application ref: 2019/4747/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 28 November 2019

**Development Management**
Regeneration and Planning
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Architect Zone Limited
Chislehurst Business Centre
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Kent

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:
**2 Tobin Close**
**London**
**NW3 3DY**

Proposal: Installation of rooflight and window to side east elevation of converted garage

Drawing Nos: 0234-20_200A

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    The development hereby permitted shall be carried out in accordance with the following approved plans [0234-20_200A]

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

Informatives:

1    Reasons for granting permission.

     The proposed window in the east elevation of the converted garage would be

aluminium framed with a white finish to match the existing building. The garage door would remain in place therefore not altering the appearance of the building from the front elevation. The proposed rooflight would only be marginally visible from the public realm and would not harm the appearance of the building. The application is similar to other permissions on Tobin close, with the most recent permission at 4 Tobin Close under ref.  2013/6439/P for the installation of a side elevation window and rooflight to existing flat roof, in connection with the conversion of a garage within dwelling house (Class C3) Granted 07/11/2013.

The proposed window would not face onto a windows at no.3 Tobin Close and therefore would not result in any overlooking issues.

No objection was received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with The London Plan March 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.

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

Daniel Pope
Chief Planning Officer