

Mr Alastair Moule  
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27/31 Clerkenwell Close  
Farringdon  
London  
EC1R 0AT

Application Ref: **2017/4260/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

18 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Torriano Mews**  
**London**  
**NW5 2RZ**

Proposal: Installation of 1 rooflight and repositioning of 2 rooflights to rear roofslope.

Drawing Nos: Location Plan (unnumbered), TRS085\_Planning\_PP\_01\_Rev.B & TRS085\_Planning\_PP\_02\_Rev.B.

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: Location Plan (unnumbered), TRS085\_Planning\_PP\_01\_Rev.B & TRS085\_Planning\_PP\_02\_Rev.B.

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

#### Informative(s):

- 1 Reasons for approval:

The application proposes the installation of 1no. rooflight to the rear roofslope, minor repositioning of 2no. existing rear rooflights, and the removal of rear external plant.

The proposal is a minor alteration to the roofslope and would cause no undue harm to the character and appearance of this modern property with existing rooflights. Similarly the repositioned rooflights would remain in line with the existing rooflights which are a consistent level throughout the street, thereby helping to retain the uniformity of the terrace.

The proposal would not be immediately prominent on the approach to Torriano Mews, and whilst it would be publically visible, given the siting, scale and design of the proposal, it is considered not to result in undue harm to the appearance of the building or to surrounding visual amenities. It is also acknowledged that the host property is of a modern design, outside of a conservation area, and is not located near any listed buildings. As such, the alterations to the roof would not constitute undue harm to the character and appearance of this modern property, nor would it unduly harm the adjoining terrace or surrounding area.

The removal of the external plant does not require planning consent, and in any event, would result in a visual improvement to the character and appearance of the building.

Given that the additional rooflight would be to the rear where rooflights currently exist (and subsequent views are achievable), it would not result in undue harm to neighbouring amenity, nor would the slight repositioning of the 2no. existing rooflights.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, the National Planning Policy Framework 2012, and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

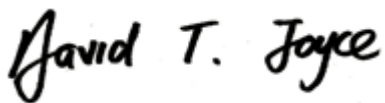
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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