

Application ref: 2019/4513/P
Contact: Joshua Ogunleye
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Date: 27 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Brian O'Reilly Architects
31 Oval Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1st 2nd And 3rd Floor
8 Healey Street
London
NW1 8SR**

Proposal:

The installation of a rooflight on the flat roof the installation of a replacement timber casement window on the side elevation at first floor level.

Drawing Nos: EXISTING / 468-100-E, EXISTING / 468-101-E, EXISTING / 468-200-E, EXISTING / 468-300-E (received 05/09/2019) PROPOSED / 468-101-P Rev A, PROPOSED / 468-200-P Rev A, PROPOSED / 468-300-P Rev A. (received 26/02/2020)

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 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: EXISTING / 468-100-E, EXISTING / 468-101-E, EXISTING / 468-200-E, EXISTING / 468-300-E (received 05/09/2019) PROPOSED / 468-101-P Rev A, PROPOSED / 468-200-P Rev A, PROPOSED / 468-300-P Rev A. (received 26/02/2020)

Reason:

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

- 4 The proposed side elevation windows hereby approved shall be fitted as obscured glazed and non-openable and maintained as such in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is a mid-terrace Victorian property on the western side of Healey Street. The property benefits from a double storey rear projection on the left hand side of its rear elevation. The property comprises two self-contained flats. This application relates to the first floor flat seeking the installation of a rooflight on the rear projection's flat roof.

The proposed rooflight would sit centrally of the rear projection's flat roof and would measure 0.83m(w) x 1.58m(l). It would be fitted flush into the roof plane and set behind existing parapets. Officers consider the proposed rooflight would be of an acceptable size and suitably positioned on the roof plane. Therefore, officers considered it would have an acceptable impact on the host property's character and appearance as well as the surrounding conservation area.

Officers would consider the installation of replacement side elevation timber window which replaces an existing uPVC windows of a similar size and design would have an acceptable impact on the host property's character and appearance.

With regards to the proposed side elevation window a condition would be added requesting it be fitted with obscured glazing and maintained in perpetuity

in order to protect against adverse overlooking impact. Given the modest nature of the proposed work, it is not considered that it would give rise to adverse amenity impact.

This application was considered acceptable on the basis of revised drawings submitted. The updated drawings omitted the installation of balustrades on the rear projection's roof in order to create a roof terrace.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer