

Application ref: 2019/6321/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 23 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Contemporary Design Solutions  
46 Great Marlborough Street  
LONDON  
W1F 7JW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Site at 2-12 Harmond Street**  
**34 Chalk Farm Road**  
**London**  
**NW1 8AJ**

Proposal:

Installation of raised rooflights over 3rd floor corridor and studio rooms.

Drawing Nos: 191130-A(SO)001; 191130-A(SO)140; 191130-A(SO)300; 191130-A(SO)301; 191130-A(SO)400; 191130-A(GA)300; 191130-A(GA)140; 191130-A(GA)301; 191130-A(GA)400 and Design and Access Statement commissioned by Contemporary Design Solutions LLP dated December 2019.

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: 191130-A(SO)001; 191130-A(SO)140; 191130-A(SO)300; 191130-A(SO)301; 191130-A(SO)400; 191130-A(GA)300; 191130-A(GA)140; 191130-A(GA)301; 191130-A(GA)400 and Design and Access Statement commissioned by Contemporary Design Solutions LLP dated December 2019.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Background: The site has been subjected to various enforcement notices over the years and the most relevant enforcement notice was issued in 2012 (EN12/0622) as the building was not built in accordance with the approved drawings. Enforcement action was taken and the owner appealed the action by the LPA and the Inspector allowed the appeal on condition that 5 changes were made to the building.

The enforcement action has resulted in the lowering of the building height at roof level by 422mm, lowering the building height at second floor parapet level by 540mm and an increase set-back at top floor level of 550mm. Apart from these requirements the Inspector found all other elements of the building acceptable. When the changes were completed the owner commissioned a survey. This indicated compliance with the 3 requirements. Enforcement officers visited the site, the survey was accurate and all the required changes had been completed satisfactorily. The case was closed in May 2019 and is reflected in the submitted drawings with this application to make the Harmond Street elevation of the development comply with the terms (including conditions, limitations and agreements) of permission 2008/2981/P as amended by non-material amendments made under 2010/5199/P and 2012/4135/P.

Planning permission is now sought for the installation of raised roof lights by increasing the height of the approved roof lights over the communal corridor and above the entrances of the studio rooms at third floor level by 350mm. The slim line louvers proposed would increase natural ventilation and improve the air quality of the inhabitants. The proposed rooflights are considered acceptable and would not have an impact on the visual bulk and scale of the property. Furthermore, given the setback of the building from street level and the location of the rooflights in the middle of the roof, it is not considered that

the proposal would be harmful to the appearance of the host building or the character of the wider area.

Given the location and setting of the rooflights, it is not considered that the proposal would be harmful to the amenity of neighbouring properties in terms outlook and privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposal also accords with 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 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.
- 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.
- 5 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer