

Mr Paul Chrysaphiades
Domus Architects and Project
Managers Ltd
Rowlandson House
289-297 Ballards Lane
London
N12 8NP

Application Ref: **2017/0523/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 5 Woodstock
83 Priory Road
London
NW6 3NL

Proposal:

Installation of 2 rooflights, replacement of existing front rooflights, replacement of windows to front and rear dormers and side window together with installation of new glazed doorway to rear terrace at second floor level.

Drawing Nos: PA_001, PA_002, PA_003, PA_004A, PA_005A, PA_005A, PA_006A, PA_007, PA_008, LW12-101, LW12-102, LW12-103, LW12-104, LW12-111, LW12-112, Heritage Statement Design & Access Statement 1602328, Velux Conservation Grade Windows Specification.

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 The development hereby permitted shall be carried out in accordance with the following approved plans PA_001, PA_002, PA_003, PA_004A, PA_005A, PA_005A, PA_006A, PA_007, PA_008, LW12-101, LW12-102, LW12-103, LW12-104, LW12-111, LW12-112, Heritage Statement Design & Access Statement 1602328, Velux Conservation Grade Windows Specification.

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

- 3 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The side facing bathroom window on the east elevation (Plan ref: PA_006A Elevation E,) shall be fitted with obscured glazing which shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall thereafter be permanently retained, unless otherwise agreed in writing by the local planning authority.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission (Delegated)

The proposed development is the insertion of 2 rooflights to the flat roof of the property, the replacement of the existing rooflights, the replacement of the windows in the existing dormers and the widening of the existing glazed doorway to the rear terrace.

The proposed replacement windows and doors would all be high quality timber-framed double-glazed casement units, the proposed rooflights would be flush-conservation grade and the rooflights to the flat roof would be inserted on the top of the crown roof and would also be flush. The widened glazed doorway would not harm the character of appearance of the building and would not be highly visible within the conservation area.

Overall, the development would respect the character of the building and would preserve the character and appearance of the conservation area. The development would also not impact on the local residential amenity

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received and 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 & D2 of the Camden Local Plan Submission Draft The proposed development also accords the London Plan 2016; and the National Planning Policy Framework

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in

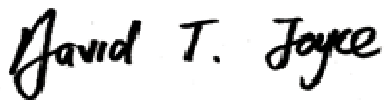
decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning