

Application ref: 2020/3054/P
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Date: 30 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Mackover
Flat 2
2 Hermit Place
London
NW6 4BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
2 Hermit Place
London
NW6 4BZ

Proposal:

Variation of condition 3 (approved plans) of planning permission ref 2018/2544/P dated 27/07/2018, as amended by permission ref 2019/3917/P dated 13/03/2020 (for the erection of mansard roof; alterations to front fenestration at ground and first floor level), namely to replace mansard veluxes with inset dormer windows and to render brickwork on the front elevation.

Drawing Nos: Site location plan, E01-RevD, E02-RevB, E03-RevB, E04-RevB, E05; S01-RevD, P01-RevD, P02-RevD, P03-RevC.

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 the original planning permission ref 2018/2544/P dated 27/07/2018.

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 policies 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- Site location plan, E01-RevD, E02-RevB, E03-RevB, E04-RevB, E05; S01-RevD, P01-RevD, P02-RevD, P03-RevC.

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

- 4 The hereby approved roof lights to the southeast elevation of the mansard roof (as shown on drawing P03-RevC) shall be obscurely glazed and retained in perpetuity.

Reason: In order to prevent unreasonable levels of overlooking to the flats to the rear and to ensure the privacy of future residential occupiers, in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The proposal is to replace the mansard velux windows with an inset dormer at the front elevation and to render the front elevation brickwork. Instead of veluxes on a mansard slope rising from a parapet, the new vertical windows would be recessed and sit behind the parapet. This variation is considered acceptable as it would not harm the overall character and appearance of the host dwelling or surrounding conservation area. The properties along Hermit Place feature a combination of façade finishes, original brickwork, painted brickwork and rendered brickwork, therefore the proposal to render the brickwork at no. 2 Hermit Place would not appear out of character with the area and is therefore considered acceptable.

Overall, the proposed changes are considered appropriate and would not detract from the character and appearance of the host building or the Priory Road Conservation Area.

The proposed changes to the mansard windows and brickwork would not cause any adverse impacts on the amenity of adjoining residential occupiers. Overall the changes are considered minor in the context of the approved scheme.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the development is considered in accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. It is also in general accordance with the London Plan 2016 and 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.

- 4 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).

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 positioned above a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment