

Application ref: 2022/0088/P  
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Date: 31 May 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Projection Architects Ltd  
122 Carr Road  
Northolt  
UB5 4RF  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**93 Patshull Road**  
**London**  
**NW5 2LE**

Proposal:

Replacement of main roof material following removal of solar panels and replacement of 2 x rooflights. Replacement of rear rooflights at ground floor.

Drawing Nos: B-01 Rev A; A-07 Rev A; A-06 Rev A; A-06; Rev A; A-08 Rev A; A-04 Rev A; A-02 Rev A; Design and Access Statement; A-05 Rev A; A-01 Rev A; A-03 Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

B-01 Rev A; A-07 Rev A; A-06 Rev A; A-06; Rev A; A-08 Rev A; A-04 Rev A; A-02 Rev A; Design and Access Statement; A-05 Rev A; A-01 Rev A; A-03 Rev A

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informatives:

- 1 Reasons for granting permission:

The proposal will remove 2 existing solar panels at roof level, which would be acceptable considering the current poor condition of the solar panels which are out of use and its bulky form. Although the removal of a renewable energy source is regretful, it is accepted that this loss would be minimal and that the removal would attempt to improve the structure and appearance of the roof. It would also facilitate the proposed replacement of the existing flat roof asphalt layer at roof level with zinc. The new roof finish would only occupy the flat roof and a rear section of the pitched roof, which is acceptable as it would not be visible from the street.

The proposed replacement of 2 roof lights at roof level would be acceptable as the proposed roof lights would occupy approximately the same area and position as the existing roof lights, and are seen as an improvement as they no longer project above the parapets and would therefore appear less bulky and visible. The replacement of 2 roof lights at ground floor level with 1 slightly larger roof light would sit in the same position as the existing roof lights is also acceptable given its location at a lower level and the variety of rooflights along the terrace.

Thus, the proposals would not harm the character or appearance of the host property or wider area, and would be appropriate for the host property and surrounding properties in terms of detailed design, scale and siting. The proposed roof alterations and replacement roof lights would not cause any significant adverse neighbouring amenity impacts in terms of outlook, privacy, light spill or loss of light given their scale and siting.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act

1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The Kentish Town Neighbourhood Forum made no comments. 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 A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer