

Application ref: 2022/2318/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 6 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Studio P LLP  
209 Colourworks  
18 Ashwin Street  
London  
E8 3DL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4**  
**Northcote Mansions**  
**122 Heath Street**  
**London**  
**NW3 1DT**

Proposal:

Installation of 4 rooflights to the main rear roofslope.

Drawing Nos: 2014.001; 2014.010; 2014.011; 2014.012; 2014.020; 2014.021;

2014.030; 2014.110; 2014.111; 2014.112; 2014.120; 2014.121; 2014.130;

CR\_WRSF\_LS\_A; Design and Access Statement 2014 SP DS001 dated May 2022.

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 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: 2014.001; 2014.010; 2014.011; 2014.012; 2014.020; 2014.021; 2014.030; 2014.110; 2014.111; 2014.112; 2014.120; 2014.121; 2014.130; CR\_WRSF\_LS\_A; Design and Access Statement 2014 SP DS001 dated May 2022.

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

Informative(s):

- 1 Reason for granting permission:

A single rooflight is proposed to the smaller rear roof slope to the north and three clustered rooflights are proposed to the wider rear roof slope to the south. All four rooflights would be of the same size, finish and orientation and would be centrally located on their respective sections of roof. The proposed opening size of the 4 roof lights would be very modest at 800mm wide and 1400mm high.

The proposed rooflights would be conservation-style flush with the roofslope, which is appropriate. Given their siting in a concealed position on a rear roofslope, they would not be prominent in public views nor cause any harm in terms of overlooking or light spill.

Overall, therefore, the proposed rooflights are considered to be sympathetic with the existing appearance of the host property in terms of the number, design, location, size and materials. They would preserve the character and appearance of the building and Hampstead Conservation Area.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, as well as 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer