

Application ref: 2023/0330/P
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Date: 18 April 2023

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

Intellect Civil and Construction Limited
30 Mountside
Stanmore
HA7 2DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**34 Spencer Rise
London
NW5 1AP**

Proposal:

Erection of mansard roof extension

Drawing Nos: Location Plan; 2023/241/01 (Rev 02); 2023/241/02 (Rev 02);
2023/241/03 (Rev 02); 2023/241/04 (Rev 02); 2023/241/05 (Rev 02); 2023/241/06
(Rev 02); 2023/241/07 (Rev 02); 2023/241/08 (Rev 02); 2023/241/09 (Rev 02);
2023/241/10 (Rev 02)

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: Location Plan; 2023/241/01 (Rev 02); 2023/241/02 (Rev 02); 2023/241/03 (Rev 02); 2023/241/04 (Rev 02); 2023/241/05 (Rev 02); 2023/241/06 (Rev 02); 2023/241/07 (Rev 02); 2023/241/08 (Rev 02); 2023/241/09 (Rev 02); 2023/241/10 (Rev 02)

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 policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission.

The application site forms a pair with its neighbour at no.32 which already has a mansard roof. The proposed mansard would be similar to this in design, although steeper in pitch, and would unify the pair at roof level . There are a number of other mansard roofs on this side of Spencer Rise including at nos. 38 and 28. The proposal would therefore not introduce an incongruous feature and would align with the pattern of development on the street.

The mansard would have a traditional form with front and rear roof slopes of 70 degree angles. It would preserve the appearance of the V-shaped roof to the rear by positioning the mansard roof behind the parapet avoiding a brick infill. The roof itself would be clad in slate tiles with dormer cheeks in lead and the dormer windows (two to the front and one to the rear) would be timber sashes to match others on the property.

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.

In terms of amenity, the mansard windows may provide additional views to neighbouring rear gardens but this is moderated by the presence of windows below and also the setback of the dormer window from the rear elevation. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 policies DC1, DC2, DC3 and

DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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) 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer