

Application ref: 2023/2029/P  
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Date: 12 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Esen Loft  
Innova Business Park  
Electric Avenue Vision 25  
Enfield  
EN3 7GD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**164 Malden Road  
London  
Camden  
NW5 4BS**

Proposal:

Erection of mansard roof extension.

Drawing Nos: Site photos, Location Plan, G035-01 rev 1, G035-02 rev 3, G035-03 rev 1, G035-04 rev 3, G035-05 rev 3, G035-06 rev 1, G035-07 rev 3, G035-08 rev 1, G035-09 rev 3, G035-10 rev1, G035-11 rev 3, G035-12 rev 3, G035-13 rev 1, G035-14 rev 3

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- Site photos, Location Plan, G035-01 rev 1, G035-02 rev 3, G035-03 rev 1, G035-04 rev 3, G035-05 rev 3, G035-06 rev 1, G035-07 rev 3, G035-08 rev 1, G035-09 rev 3, G035-10 rev1, G035-11 rev 3, G035-12 rev 3, G035-13 rev 1, G035-14 rev 3

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

This application seeks permission for a mansard roof extension to create additional living space (1x bedrooms and a bathroom) for the two storey flat.

The proposed mansard roof would be of traditional design tapering to a flat top and constructed with slate tiles. The lower roof slopes would be approximately 65 degrees and would be set back by 915mm. The dormer windows would be aligned with the windows on the lower floors and would appear as subservient projections on the roof slopes, which is considered to be acceptable. The side walls would be built up using matching slate tiles.

The attached neighbouring property (No. 162) does not have a roof extension; however, a large number of properties in the local vicinity, including the neighbouring public house (No.166) have been extended at roof level and roof extensions are characteristic of the streetscene in this part of Malden Road.

The property is located within the protected view of 2A.2 Parliament Hill, however due to its restricted height and the proximity of other neighbouring buildings which are the same height or taller, it is considered this would have no impact to this view point.

It is not considered that the proposed mansard roof would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, the London View Management Framework SPG July 2010 and the provisions of 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.

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>.

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



Daniel Pope  
Chief Planning Officer