

Application ref: 2022/2683/P
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Date: 16 August 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Christopher Tredway Architects Ltd
The Studio
184 Colne Road
Twickenham
TW2 6RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**62-64 Hampstead Road
London
NW1 2NU**

Proposal:

Erection of a mansard roof extension with associated roof terrace over no. 144 Drummond Street to provide additional habitable floorspace for 3rd floor flat.

Drawing Nos: 083/LP_01; 083/S_01 rev A; 083/S_02; 083/S_03; 083/S_04; 083/S_05; 083/S_06 rev A; 083/S_07; 083/AP_01 rev A; 083/AP_02; 083/AP_03; 083/AP_04; 083/AP_05; 083/AP_06 rev A; 083/AP_07; Detail - Junction of mansard roof extension and existing building dated 17/10/2022; List of material finishes provided in email from Chris Tredway Architects Ltd dated 17/10/2022.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
083/LP_01; 083/S_01 rev A; 083/S_02; 083/S_03; 083/S_04; 083/S_05;
083/S_06 rev A; 083/S_07; 083/AP_01 rev A; 083/AP_02; 083/AP_03;
083/AP_04; 083/AP_05; 083/AP_06 rev A; 083/AP_07; Detail - Junction of mansard roof extension and existing building dated 17/10/2022; List of material finishes provided in email from Chris Tredway Architects Ltd dated 17/10/2022.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application property is on the 3rd floor of no. 62-64 Hampstead Road and it has a roof terrace of about 31 sqm on the roof of no. 144. The proposal would provide additional living space within the new mansard roof extension on the roof of no. 144.

The introduction of a mansard roof extension is considered acceptable in terms of its design. It would be modest in height and would be set back behind the existing parapet wall fronting onto Drummond Street that would help to reduce its overall bulk. The 2 front dormer windows would follow the location, size and pattern of the fenestration within the lower floors of no. 144. The proposed mansard extension would be constructed in traditional materials using slate roof tiles, lead on the dormers and would include white painted timber framed double glazed windows. These materials would be sympathetic to the host building.

The buildings along the east side of Hampstead Road are between 4 and 5 storeys in height and are either similar to or a storey taller in height than buildings fronting onto Drummond Street. The proposed mansard would be set 2.4m below the ridge height of the buildings fronting onto this part of Hampstead Road and would continue to be subordinate in height to no. 62-64 Hampstead Road. The neighbouring buildings along Drummond Street are varied in height between 3 and 4 storeys and include a variety of roof forms including ornate pediment structures and mansard roof extensions. Given the variety of roof forms along this part of Drummond Street, the proposed roof extension would not appear out of character and would be considered acceptable. The size and scale of the mansard is also sympathetic to the terrace of which it forms a part and to the local streetscene.

The proposed roof extension would be set back from the rear elevation of no. 66 Hampstead Road and no 142 Drummond Street and would not result in any harmful loss of daylight, sunlight and outlook to habitable rooms within these neighbouring properties. The rear elevation would include glazed sliding doors that provide access onto what remains of the existing roof terrace (5.9 sqm). The views from the glazed rear doors in the mansard roof extension would not result in any additional harmful overlooking to neighbouring windows and is considered acceptable.

In line with policy T1 of the adopted Camden Local Plan, cycle parking is expected to be provided in accordance with the standards set out in the London Plan. However, given the location of the existing third floor flat does not have any access to ground floor outside space it is considered that this requirement can be waived in this instance. Cycle stands are available along the Hampstead Road frontage which can be used if required.

Whilst the proposed development is modest in scale, it is considered that, given its proximity to the High Speed 2 (HS2) Euston station construction site, a Construction Management Plan (CMP) and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 would be required to be secured by means of a Section 106 Agreement. This will help ensure that the development can be carried out without undue impact on neighbouring amenity or the local highway network.

No objections were received prior to making this decision. Although the site lies within the limits of land within Crossrail 2 Safeguarding zone, Transport for London have confirmed that no objections are raised by the proposal. 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 T1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2021 and the National Planning Policy Framework 2021.

- 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, 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 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.
- 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) 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.

- 5 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).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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