

Application ref: 2023/2148/P  
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Date: 11 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
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Phone: 020 7974 4444

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Henry Planning Ltd.  
163 Church Hill Road  
East Barnet  
EN4 8PQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**70 Mansfield Road**  
**London**  
**NW3 2HU**

Proposal:  
Erection of ground-floor rear extension to provide new office accommodation.

Drawing Nos: Design and access statement, Man/21/P/01, Man/23/P/02/,  
Man/23/P/03/, Man/23/P/04

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 - Design and access statement, Man/21/P/01, Man/23/P/02/, Man/23/P/03/, Man/23/P/04

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

- 4 The flat roof hereby approved to the rear single storey roof extension shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed single storey rear extension is located on the ground floor of an existing 3 storey building, this would have a depth of 10.1m, width of 4.1m and a height of 3m from the top of the parapet wall. The proposed works would provide an enlarged office space within the existing ground level. While the depth is larger than usually considered, many rear extensions on neighbouring properties have occupied the full length and width of the rear amenity area, no. 66 and 68 being examples of this. Both neighbouring properties on the ground floor are business premises so there is no concern over residential overlooking or overshadowing. The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. The rear infill extension cannot be readily seen within the wider context of the conservation area. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the Mansfield 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.

The planning history of the site have 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 Camden Local Plan 2017 and the Mansfield Conservation Area Appraisal and Management Strategy 2008. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021

- 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