

Application ref: 2023/1946/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Urban Regen London Ltd  
22 Redfern Road  
London  
NW10 9LB  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**70 A Mill Lane**  
**London**  
**Camden**  
**NW6 1NJ**

**Proposal:**

Erection of mansard roof extension with associated roof terrace at third floor level.  
Installation of new balcony to rear elevation at first floor level, balustrading around rear terrace at first floor level, and associated external alterations.

Drawing Nos: 230506/01; 230506/02; 230506/03; 230506/04; 230506/05;  
230506/06\_A; 230506/07; 230506/08; 230506/09; and 230506/10.

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: 230506/01; 230506/02; 230506/03; 230506/04; 230506/05; 230506/06\_A; 230506/07; 230506/08; 230506/09; and 230506/10.

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 Prior to the use of the first floor level balcony, full details of privacy screening adjacent to the boundary with No. 68 Mill Lane shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The application site is a mid-terrace three-storey property with the ground floor mostly in commercial use and a three-bed maisonette making up the rest of the building. The proposal is to erect a mansard roof extension with an associated roof terrace, as well as to install a balcony at rear first floor level and to erect new balustrading to the rear first floor roof terrace.

The proposed mansard roof extension would be similar to approved extensions nearby, including the adjacent property at No.68a. The shape and form of the extension would be of a traditional mansard style, with a rooflight on the flat roof and timber sash windows on the front elevation. To the rear, the mansard would feature a small roof terrace, accessed via sliding doors. Due to the terrace and positioning at the rear of the building, these would be set back from the roof edge and so would not be clearly visible from the public realm. The terrace would include metal railings that are considered to be acceptable and would not be out of character in the context of the more traditional host building. The proposal is aligned in terms of scale, projection, and design with the adjacent mansard extension and maintains the architectural balance and proportions of buildings along Mill Lane. It would be constructed of reclaimed stock brick and natural slate and would read as a subservient and appropriate addition to the existing building. Therefore, the proposed roof extension would fit with the character of the streetscene and surrounding area and would be considered to be acceptable.

To the rear elevation, the proposed works involve the installation of a balcony

and roof terrace, both at first floor level. Although the flat roof is clearly currently in use as a terrace, it has not been granted permission. However, many of the adjacent properties forming part of this row of houses include roof terraces to the rear, some of which were not approved, but a number of which have been granted permission, such as at Nos.64, 66, 72, 86, and 88.

Therefore, there is clearly an established character of roof terraces at varying heights and sizes along this row of houses, so it is considered that the roof terrace and balcony would fit with this character and would be appropriate for the building, preserving the character and appearance of the property and the wider terrace. Both the roof terrace and the balcony would include metal railings that would be considered to be acceptable and would not be out of character in the context of the more traditional host building.

In terms of impact on neighbouring amenity, the proposed roof extension would sit on top of the existing footprint of the building and would match the scale of neighbouring mansard roofs. As such, it is not considered that there would be any significant adverse impacts on light availability or privacy and overlooking. It is not considered that the proposed terrace at first floor level would result in any additional opportunity for overlooking, especially considering the mutual overlooking that already exists amongst the numerous roof terraces along this row. However, the balcony could introduce new opportunities for overlooking, so a privacy screen is proposed at the boundary with the neighbouring property at no.68 in order to remove the potential to cause harm to neighbouring amenity. Details of this privacy screen will be secured through a condition attached to this approval.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.
- 3 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).
- 4 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.

- 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](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.

- 6 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.

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 2023.

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