

Application ref: 2023/0767/P
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Date: 5 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Burd Haward Architects
24 Wolsey Mews
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NW5 2DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**28 Lower Merton Rise
London
NW3 3SP**

Proposal:

Erection of single storey roof extension to an existing dwellinghouse

Drawing Nos: Site Location Plan 2224_28_P01; 2224_28_P02; 2224_28_P03;
2224_28_P04; 2224_28_P05; Design and Access Statement, Daylight and Sunlight
Report (prepared by Delva Patman Redler dated Dec 2020)

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 Location Plan 2224_28_P01; 2224_28_P02; 2224_28_P03; 2224_28_P04; 2224_28_P05; Design and Access Statement, Daylight and Sunlight Report (prepared by Delva Patman Redler dated Dec 2020)

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:

No 28 Lower Merton Rise is part of a terrace of seven similar three storey houses and planning permission is sought for the erection of a mansard style roof extension on the flat roof at third floor level. The proposed extension would be setback from the existing parapet to both the front and rear, providing two additional bedrooms and a bathroom.

In terms of design and external appearance, the mansard extension is contemporary and would be in keeping with the other recent roof extensions granted in this area. The extension is clad in pre-weathered zinc standing seam panels, which is a high quality and traditional roofing material. The mansard style roof design would be constructed using durable and low maintenance characteristics which would allow the roof form to age well over time. Aluminium framed windows and doors are proposed that would be painted to match the zinc to give a simple unified appearance to the extensions. The proposed railings would be painted dark grey to match the cladding. Moreover, the sensitive design approach adopted ensures that this mansard will appear visually cohesive with the existing building and nearby approved roof extensions.

The proposed design is intended to match the existing roof extensions to Nos. 24 Lower Merton Rise (2022/5528/P) granted in 2022. No 26 Lower Merton Rise was also granted permission for a roof extension in 2022 (2022/5473/P). Thus, the proposed design would maintain a degree of uniformity across the estate houses which would keep them visually cohesive as seen from the surrounding public realm. Notwithstanding, the proposals are considered acceptable on their own merit regardless of whether the neighbouring extension is constructed.

Small inset terraces are proposed to the front and rear. Overall, the

development is not considered to harm the character and appearance of the application property and surrounding area.

In terms of external amenity, the extension will be fully contained within the building footprint and will not allow for any additional overlooking of adjacent residential properties compared to the existing situation. Owing to the extension's size and positioning, there would not be any unacceptable sense of enclosure or loss of light to surrounding properties. The terraces would have only a small projection and would set back from the boundary of neighbouring properties. As such, they would not introduce harmful overlooking into neighbouring windows.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer