

Application ref: 2023/2819/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 28 November 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

4D PLANNING
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
84 College Place
London
Camden
NW1 0DJ

Proposal: Erection of mansard roof extension and installation of terrace and dormer window to rear elevation and installation of 2x rooflights to front elevation to extend existing flat at third floor level and associated works.

Drawing Nos: 4D-280 E00, 4D-280 E01, 4D-280 P01, 4D-280 E02 Rev A 10.03.2023, 4D-280 P02 Rev C 13.11.2023, 4D-280 E03, 4D-280 P03 Rev C 13.11.2023, 4D-280 E04, 4D-280 P04, 4D-280 E05, Design and Access Statement 09/07/2023.

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 4D-280 E00, 4D-280 E01, 4D-280 P01, 4D-280 E02 Rev A 10.03.2023, 4D-280 P02 Rev C 13.11.2023, 4D-280 E03, 4D-280 P03 Rev C 13.11.2023, 4D-280 E04, 4D-280 P04, 4D-280 E05, Design and Access Statement 09/07/2023.

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 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 application site comprises a three storey terraced property located on the eastern side of College Place. The application relates to the top floor flat of the building. The site is not in a conservation area, nor are any listed buildings affected.

The proposed works would involve a mansard roof extension with two rooflights and associated terrace and a dormer window to the rear elevation and 2x rooflights to the front elevation.

The works to the rear of the property would only be visible from the rear of properties in the adjoining Royal College Street and the very rear of the property would be visible from Plender Street. The full extent of works would be partially screened by the retention of a portion of the rear roof slope. The presence of an existing dormer window, roof extension and terrace to the rear of the adjoining property (No.82) has also been taken into account in the assessment of this proposal.

The dormer would provide an appropriate amount of headroom, would be subordinate in size to the roof slope being extended, and the dormer materials (slate tiles and white window frames to match the existing) would complement the main building.

With respect to the roof extension and terrace, the drawings have been

amended whereby the size of the terrace has been reduced (from 13.3m² to 5.1m²), and a portion of the pitched roof would be retained. The reduction in size of the terrace has also subsequently reduced the extent of glass balustrade.

The front rooflights would not be visible from College Place due to the height and pitch of the roof, and they are considered relatively minimal additions in the context of the entire front roof slope. Further, there are a number of other examples of front rooflights along this side of College Place (e.g. at nos. 82 and 94).

The proposed materials, which would include brickwork to match the existing, white render and slate roof tiles to match the existing are considered appropriate.

As a result of the size, design and location of the proposal, and given the reasons above, the proposal is considered to be subordinate to the main property and would preserve the character and appearance of the host building and surrounding area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight or outlook, privacy or overlooking. While a window is proposed on the side elevation of the roof extension, this is to be fitted with obscured glazing, so as to reduce potential privacy and overlooking impacts on 82 College Place. The proposed 1.7m high obscure glazed screens (privacy screens) would ensure no amenity related impacts to neighbouring properties would be associated with the terrace. Due to their nature and the location, the front rooflights would also not result in any amenity related effects.

No objections have been received prior to making this decision. 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 D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer