

Application ref: 2023/1763/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 22 December 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

Hokh
54 Coity Road
London
NW5 4RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**54 Coity Road
London
NW5 4RY**

Proposal:

Erection of a roof extension with terrace to the front elevation, including the raising the party walls and chimneys and erection of a rear mansard with two dormer windows for the use of the loft as an ancillary habitable space.

Drawing Nos:

Design and Access Statement (prepared by HOKH, dated 12.12.2023); 54COR-RA-100_1250; 54COR-RA-100; 54COR-RA-101; 54COR-RA-102; 54COR-RA-103; 54COR-RA-200; 54COR-RA-201; 54COR-RA-203; 54COR-A-100_500; 54COR-A-100_Sun51.548, -0.151; 54COR-A-005_NE-05/10 16:30; 54COR-A-006_NW-05/10 16:30; 54COR-A-007_SE-05/10 16:30; 54COR-A-008_SW-05/10 16:30; 54COR-A-100_1250; 54COR-A-001_NE-05/10 16:30; 54COR-A-002_NW-05/10 16:30; 54COR-A-003_SE-05/10 16:30; 54COR-A-004_SW-05/10 16:30; 54COR-A-100_N-05/10 16:30; 54COR-A-100_B; 54COR-A-100; 54COR-A-101; 54COR-A-102; 54COR-A-103; 54COR-A-200; 54COR-A-201; 54COR-A-202; 54COR-A-203.

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 (prepared by HOKH, dated 12.12.2023); 54COR-RA-100_1250; 54COR-RA-100; 54COR-RA-101; 54COR-RA-102; 54COR-RA-103; 54COR-RA-200; 54COR-RA-201; 54COR-RA-203; 54COR-A-100_500; 54COR-A-100_Sun51.548, -0.151; 54COR-A-005_NE-05/10 16:30; 54COR-A-006_NW-05/10 16:30; 54COR-A-007_SE-05/10 16:30; 54COR-A-008_SW-05/10 16:30; 54COR-A-100_1250; 54COR-A-001_NE-05/10 16:30; 54COR-A-002_NW-05/10 16:30; 54COR-A-003_SE-05/10 16:30; 54COR-A-004_SW-05/10 16:30; 54COR-A-100_N-05/10 16:30; 54COR-A-100_B; 54COR-A-100; 54COR-A-101; 54COR-A-102; 54COR-A-103; 54COR-A-200; 54COR-A-201; 54COR-A-202; 54COR-A-203.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a mid-terrace three-storey dwellinghouse located on the north side of Coity Road within the West Kentish Town Conservation Area and is not listed. The proposal is to erect a mansard roof extension with an associated terrace to the front of the roof behind the existing parapet and dormers to the rear. The application has been submitted alongside near-identical proposals at the neighbouring properties, no.48, no.50, no.52, and no.56. These are covered by the following planning permissions: 2023/1762/P, 2023/1764/P, 2023/1765/P, and 2023/1766/P.

The character and appearance of the conservation area is derived from its largely residential period building stock dating from the mid-19th century, and the resulting largely uniform terraces. The Coity Road properties contribute positively to this significance due to their complementary architectural qualities that align with the established character of the area; they date from the later part of the 19th century and are modest in nature, with stuccoed architraves and deep stuccoed parapets to the front elevation. The conservation area statement summarises the Coity Road properties by commenting on the roofs

being "almost completely hidden", however these roofs are unaltered and in their original form.

The proposed works seek to insert mansard roof extensions within the currently unimpaired roofline, so any addition needs to be carefully considered. The proposed mansard would largely resemble a traditional mansard style in shape and form, with timber box sash windows painted white within the rear dormers and a small roof terrace to the front of the property with white timber sliding doors. The terrace would be shielded by the retained deep parapets that define the buildings, so there would be limited visibility of these terrace areas from the public realm, ensuring that the visual impact of the proposed additions is minimised. To the rear, the additions will be more visible, however the distinctive brick valley profile that is a defining feature of the rear elevation will be retained, with the dormers located behind this. Following officer comments, the size of the rear dormers have been reduced slightly to ensure that the existing glazing hierarchy of the rear elevation is maintained and the new addition would be subservient to the host building. The roof extension would be clad in slate-coloured zinc to the rear and sides and natural Welsh slate rainscreen cladding to the front, which are considered acceptable. As such, the proposed design and materials are considered to be appropriate additions.

The conservation area document states that roof alterations are more likely to affect the character and appearance of the conservation area, particularly mansards. In this instance, any proposed additions will be visible both to the front and rear of the property, due to the site's location. However, the Coity Road properties sit somewhat independently within the conservation area, as the opposite side of the road is later development of a different scale. The neighbouring historic stock is of a larger scale and of slightly differing architecture. Given the very modest nature of the Coity Road properties, the proposed mansard addition can be accommodated without impacting upon the established scale of the conservation area and only impacting on the properties within the terrace itself in regard to impact on group setting and uniformity. Given that the proposals retain the significant architectural features of the building, the harm to the significance of the individual property is minimal. In regards to the impact on the wider character and appearance of the conservation area, there is no harm to the overall pattern and sense of uniformity given the somewhat independent nature of Coity Road. Therefore, the proposals are not considered to harm the character and appearance of the conservation area.

- 2 In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The roof extension would sit on top of the existing footprint of the building and a solar analysis document has been submitted in support of the application to show that there would be limited impact on neighbouring properties. It is not considered that the proposed terrace at the front of the property or dormers at the rear of the property would result in any additional opportunities for overlooking, especially considering the distances to neighbouring properties. Therefore, it is not considered that the proposal would result in any significant negative impacts on light availability, privacy, or overlooking.

No objections were received prior to making this decision, though a significant

number of letters of support for the group of Coity Road applications submitted together (including this application) were received from local residents. The application also received support from two Councillors and the West Kentish Town Conservation Area Advisory Committee did not object to the proposal, though did comment to suggest minor revisions such as to the size of the rear dormer windows, the materials of the coping, and the slope of the flat roof. Revisions submitted following officer comments have addressed these comments and officers are satisfied with the amendments. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, D2 of the London Borough of Camden Local Plan 2017. 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 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 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.
- 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 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