

Application ref: 2023/4818/P
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Date: 10 January 2024

Development Management
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London Borough of Camden
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planning@camden.gov.uk
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Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
CV37 9NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1F Maisonette
322 Kentish Town Road
London
NW5 2TH

Proposal:

Erection of mansard roof extension to existing maisonette

Drawing Nos: 1466-BA-100, 1466-BA-101, 1466-BA-102, 1466-BA-103, 1466-BA-104, 1466-BA-105, 1466-BA-106, 1466-BA-107, 1466-BA-108, 1466-BA-109, 1466-BA-110, 1466-BA-111, 1466-BA-112, 1466-BA-113, 1466-BA-114 A, 1466-BA-115 A, 1466-BA-116 A, 1466-BA-117 A, 1466-BA-118 A, 1466-BA-119 A, 1466-BA-120 A, 1466-BA-121 A, 1466-BA-122 A, Design and Access Statement 10th November 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 1466-BA-100, 1466-BA-101, 1466-BA-102, 1466-BA-103, 1466-BA-104, 1466-BA-105, 1466-BA-106, 1466-BA-107, 1466-BA-108, 1466-BA-109, 1466-BA-110, 1466-BA-111, 1466-BA-112, 1466-BA-113, 1466-BA-114 A, 1466-BA-115 A, 1466-BA-116 A, 1466-BA-117 A, 1466-BA-118 A, 1466-BA-119 A, 1466-BA-120 A, 1466-BA-121 A, 1466-BA-122 A, Design and Access Statement 10th November 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 and policy D3 of the Kentish Town Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storied terraced building located on the eastern side of Kentish Town Road. The building comprises a retail unit at ground floor level, self-contained flat to the rear and a larger self-contained flat on the upper two floors. The application site is not within a conservation area, and no listed building are affected.

The applicant is seeking planning permission for the erection of a mansard roof extension which would have the form of a traditional mansard, with a 70 degree slope angle, 2.3m internal height, set in from the front and rear parapets, with two dormers to the front and rear elevations. The proposed materials include slate mansard roof, led clad dormer, double glazed timber painted sash windows to match the existing and white render and brick for the walls.

Planning permission was granted on 26/01/2021 (ref. 2020/4078/P) for the erection of mansard roof extension to existing maisonette on upper floors. The proposed drawings are the same as those previously approved through 2020/4078/P.

The flat on the upper floors is currently used as a three-bedroom Class C4 HMO, and the proposed development would enlarge the existing HMO by adding one additional bedroom (total of four bedrooms) which would accord with Policy H6. The application does not seek a change of use to an HMO for more than six people, and an informative has been included to remind the applicant that the use as an HMO for more than six people would require planning permission.

Overall, the proposed extension would have a modest projection, matching the characteristics of a traditional true mansard, respecting the proportions of the

host building and the hierarchy of openings. Given the varied and mixed character along the street (which includes varied architectural detailing and number and position of window openings to the streetscene, a variation in building heights and an existing mansard extension at 2 Fortress Road), the proposed mansard extension is considered to integrate well with this character, whilst preserving the character and appearance of the adjacent conservation area to the rear.

Given the nature and location of the proposal, it is considered that no harm would be caused to the adjacent properties in terms of loss of light, outlook or privacy. With respect to 4 Falkland Place which adjoins the application site to the rear, while the proposal would increase the height of the application building by 2.27m, given the position of the neighbouring building and sun orientation, it is not considered that harmful loss of light would be caused to the amenity of 4 Falkland Place. There are no windows at no4 facing the application site, and therefore no loss of outlook would be caused.

No objections were 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, H6 and A1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the 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.

- 5 You are advised that the use of the property by more than six residents would be classified as a Sui Generis House in Multiple Occupation. This would be a change of use which requires planning permission.

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.](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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer