

Application ref: 2023/4421/P
Contact: Kristina Smith
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Date: 15 January 2024

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

Esen Loft
Innova Business Park
Electric Avenue Vision 25
Enfield
EN3 7GD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
72 Flat B
Malden Road
London
NW5 4DA

Proposal:
Erection of mansard roof extension

Drawing Nos: Location plan; F011-01 (Rev 03); F011-02 (Rev 03); F011-03 (Rev 03); F011-04 (Rev 03); F011-05 (Rev 03); F011-06 (Rev 03); F011-07 (Rev 03); F011-08 (Rev 03); F011-09 (Rev 03); F011-10 (Rev 03); F011-11 (Rev 03); F011-12 (Rev 03);
Email agreeing to metal framed windows (dated 09.01.2024)

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: Location plan; F011-01 (Rev 03); F011-02 (Rev 03); F011-03 (Rev 03); F011-04 (Rev 03); F011-05 (Rev 03); F011-06 (Rev 03); F011-07 (Rev 03); F011-08 (Rev 03); F011-09 (Rev 03); F011-10 (Rev 03); F011-11 (Rev 03); F011-12 (Rev 03); Email agreeing to metal framed windows (dated 09.01.2024)

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. Notwithstanding this, or any indication given on the approved plans, the mansard roof of the development hereby permitted shall be finished in slate and the new windows shall be metal framed windows.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D2 of the Kentish Town Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposal would introduce a sensitive addition at roof level that would have little prominence from street level. The wider roofscape of the building group is mainly unaltered but there are several examples of roof extensions that have been designed to minimise their presence from public views.

The front elevation of the mansard would be set sufficiently far back to have very little prominence from the street. The negotiated set back of 1.4m has been informed by an appeal decision for no.66 Malden Road (2014/1552/P) which was allowed by virtue of its set back position, amongst other factors. It is noted that an appeal for a mansard at no.78 Malden Road with no set back was dismissed (ref.2017/4992/P).

To the rear, the mansard would be set behind the rear parapet allowing the appearance of the valley roof to be retained. The mansard would be clad in slate with window openings that respect the proportions and position of those below. The windows would be metal framed. It is noted that the existing windows are all uPVC so metal frames are an improvement.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Owing to the nature of the proposal, the development is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

A representation was received from West Kentish Town CAAC regarding drawing inaccuracies which have since been rectified by the applicant through a resurvey of the property and the submission of an updated drawing set. 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 A1, D1 and D2 of the Camden Local Plan 2017 and policy D2 of the Kentish Town Neighbourhood Plan 2015. 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer