

Application ref: 2022/4424/P  
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**Development Management**  
Regeneration and Planning  
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ARCHPL LTD  
400 WEST GREEN ROAD  
HARINGEY  
LONDON  
N15 3PX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**270-272**  
**Kilburn High Road**  
**London**  
**Camden**  
**NW6 2BY**

Proposal:

Erection of a mansard roof extension at rear, to create 1 x two Bedroom Self-Contained Flat, with insertion of four dormer windows in front roof slope to existing building.  
Drawing Nos: Existing Ground, Second and Loft Floor Plans (A101, dated 09/2022), Existing Roof Plan, Section A-A and B-B, South-East and North-West Elevations (A102, dated 09/2022), Existing South-West and North-East Elevations (A103, 09/2022), Proposed Ground, Second and Third Floor Plans (A104, 09/2022, revision B), Proposed Roof Plan, Section A-A and B-B, South-East and North-West Elevations (A105, 09/2022, revision B), Proposed South-West and North-East Elevations (A106, 09/2022, revision B)

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 Existing Ground, Second and Loft Floor Plans (A101, dated 09/2022), Existing Roof Plan, Section A-A and B-B, South-East and North-West Elevations (A102, dated 09/2022), Existing South-West and North-East Elevations (A103, 09/2022), Proposed Ground, Second and Third Floor Plans (A104, 09/2022, revision B), Proposed Roof Plan, Section A-A and B-B, South-East and North-West Elevations (A105, 09/2022, revision B), Proposed South-West and North-East Elevations (A106, 09/2022, revision B).

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 proposal involves the replacement of the existing loft with a new mansard roof, accommodating a new, two-bedroom flat. The flat will be accessed via the existing set of communal stairs, shared with the existing second floor flat and first floor office tenancy.

The addition of a mansard roof is appropriate as there is no defined rhythm of roof typologies or building heights in proximity to the host building along Kilburn High Road. In addition, mansard roofs are not uncommon on nearby buildings on Kilburn High Road. Therefore, when viewed within the context of surrounding buildings, the mansard roof atop the host building, will comfortably integrate within the street setting.

The mansard roof is designed to respect the fenestration character of the host building, through incorporating external materials which match existing materials on the building. The mansard will retain the pitch of the existing roof on the street elevation, and incorporate a sloped pitch on the north-east

elevation, minimising change on the street elevation and be in keeping with a traditional mansard design.

Importantly, effort has been made to retain original features such as the existing parapets on the side elevations and the main, larger group of chimney stacks.

The number, design and location of the dormers are in keeping with the architecture of the roof. In particular, the width of the dormer cheeks on the street elevation, have been reduced, limiting the dormers prominence.

The terraces on the rear elevation have also been amended to Juliet balconies, maintaining a clean profile for this elevation of the Mansard roof, reducing the length of openings within the roof and maintaining a gap between the base of the mansard and the balconies.

The conversion of the existing flat into two flats is appropriate as the works will provide an additional flat, thereby consistent with Camden Local Plan Policy H1 to maximise housing supply. The redesigned second floor flat will remain of an appropriate size to ensure sufficient storage space for the flat. Both flats will also comply with London Plan's space standards for two and three bedroom flats, with habitable rooms of the new flat designed with adequate external glazing, ensuring appropriate amenity is provided for occupants of the flats.

In terms of external amenity, the building is separated by a distance of over 20 metres from adjacent residential properties, therefore the mansard roof extension will not result in an unacceptable loss of daylight and sunlight to dwellings to the rear of the site or on the opposite side of Kilburn High Road. Similarly, the separation distance provided between adjacent buildings and outdoor living spaces, will ensure the new flat does not provide for unacceptable overlooking of any adjacent dwellings. Therefore, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The existing second floor flat is not provided with onsite cycle storage and therefore no new cycle storage is considered necessary. Two wall mounted cycle spaces will be provided within the communal area for the new third storey flat. These cycle spaces are not accessible to all users and they do not provide sufficient space or locking capabilities. To offset the non-provision of on-site cycle parking for the new unit, the consent holder will pay a financial contribution for two publicly accessible, undercover and secure bicycle hangar spaces.

The application is subject to a s106 car free agreement, which will ensure the new unit remains 'car-free' and the consent holder gives a financial contribution for two new off-street bicycle spaces.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

- 3 The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies H1, H3, H7, A1, A3, A4, D1, T1

and T2. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 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.
- 5 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](http://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-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



Daniel Pope  
Chief Planning Officer