

Application ref: 2023/4247/P
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Date: 23 January 2024

Development Management
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London Borough of Camden
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planning@camden.gov.uk
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat C
79 Jamestown Road
London
NW1 7DB

Proposal:

Amendment to condition 3 of planning permission 2021/0220/P dated 03/08/2021 for the erection of 2 mansard roof extensions with rear terrace over no's 79 and 81 Jamestown Road . Namely, alteration to the rear fenestration treatment and installation of a roof light.

Drawing Nos: SP2010_A_GA Revision01; SP2010_A_GA-BP and SP2010_A_GE

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: SP2010_A_GA Revision01; SP2010_A_GA-BP and

SP2010_A_GE.

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 Reasons for granting permission:

This application is a variation of planning permission 2021/0220/P, for the erection of 2 mansard extensions along the roofs of 78 and 81 Jamestown Road to provide additional floorspace for the use of flat C 78 Jamestown Road (which is across both properties at 2nd floor) as a 3 bed 5p maisonette.

The proposed mansard roof extensions incorporates changes to the rear fenestration treatment including the inserting of new timber sash windows which replaces the approved dormers and the increase in width of the door frame from two to three doors, changes would be made at roof level with a slight shift of the approved terrace to the west, a new rooflight is proposed to the north elevation along with the approved rooflight which would be located to re-located from the south elevation in comparison to the existing approved scheme. Overall, the changes proposed would not harm the character nor appearance of the host property and would provide some enhancement to facilitate the internal changes for the proposed internal alteration and a better composition of the rear fenestration treatment.

The proposed roof extension with dormers would still retain its set back from the frontage at a sufficient depth to minimise visibility from the street in front. As the roof profile is completely hidden by the existing high flat parapet wall. The proposal would follow the neighbouring roof section profiles in section which forms a significant character of the building and the adjoining terrace; the front domers and rear fenestration treatment are appropriate and subordinate in scale and design to the front and rear elevation. It is considered the proposed mansards would be more in character with other properties on the terrace and notably would be of a similar bulk and appearance to existing mansard roof extensions on adjoining properties. As such, its form would be sympathetic along this section of the terrace and would preserve the character and appearance of the host property.

Given that the proposed extension would not result in an increase in overall depth or height along its southern and northern boundaries, it would not have a materially harmful impact in terms of light and outlook on the amenities of neighbouring properties. The application property sits within a terrace with balconies and terraces that give rise to mutual overlooking of rear gardens and

windows. The proposed rear windows would not significantly increase the amount of glazing than the approved one and does not incorporate any side windows so that there will be no further significant impacts in terms of overlooking to neighbouring properties.

No objections were received following statutory consultation prior to making this decision.

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