

Application ref: 2024/0470/P  
Contact: Sophie Bowden  
Tel: 020 7974 6896  
Email: Sophie.Bowden@camden.gov.uk  
Date: 19 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nowakowski  
33 Holly Road  
Enfield  
EN3 6QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 4, 62 Parkway  
London  
NW1 7AH**

Proposal:

Erection of mansard roof extension with front and rear dormer windows and flat roof with 3no. rooflights

Drawing Nos: DAASrev.A, 2305.200.rev.A, 2305.102.Rev.A, 2305.301.rev.A,  
2305.300.rev.A, 2305.101.rev.A, 2305.100, LocationPlan

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:

DAASrev.A, 2305.200.rev.A, 2305.102.Rev.A, 2305.301.rev.A, 2305.300.rev.A,  
2305.101.rev.A, 2305.100, LocationPlan

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 if in CA of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The subject property at 62 Parkway is located in the Camden Town Conservation Area and identified as a neutral contributor. The application relates to works to the second floor Flat 4 and the proposed creation of a mansard roof extension. The proposal has been amended during the course of the application to omit and revise parts of the scheme to preserve the character and appearance of the Conservation Area.

The proposed mansard extension will now align with approved similar developments in the immediate context (No. 60 Parkway - 2022/0207/P; No. 64 Parkway - J11/11/29/34933). It has been amended in its scale and location so that the extension would only be sited over the main bulk of the host building and not the closet wing, preserving the traditional architectural form of the terrace. Rooflights are minimal in scale and sited on the rear roof slope so would not be visible from the public realm. The front dormer is centrally located and will align in composition with the paired building at No. 64.

The only detail that hasn't been explicitly specified is the roofing material, the Application Form states "tiles" but this isn't annotated on the drawings, however given the mixed context the specification of a natural slate isn't required. Otherwise, lead dormer are an appropriate materiality and the proposed dark grey aluminium windows are acceptable given their location in the newly built mansard extension.

In terms of amenity, the mansard windows may provide additional views to neighbouring rear gardens but this is moderated by the presence of windows below. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

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 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal 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 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.
- 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 2023.

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer