

Application ref: 2024/2055/P
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Date: 5 July 2024

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Studio Malaqueen
20 22 Wenlock Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Healey Street
London
NW1 8SR

Proposal: Erection of a mansard roof extension with skylight installation

Drawing Nos: DP 4 (dated 03/07/24), DP 2.1, DP1.1, DP1, DP 3.1, DP 3 and Design & Access Statement

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 DP 4 (dated 03/07/24), DP 2.1, DP1.1, DP1, DP 3.1, DP 3 and Design & Access Statement

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.

The proposed mansard would be finished with slate tiles and have a height of 2.3m, the lower front slope would be set back 1.0m from the parapet with a 96° pitch. Camden Planning Guidance recommends a pitch of 60°-70°. However, the application at no. 14 was allowed on appeal was contrary to this guidance.

From street level the roofscape appears to be largely unaltered although roof extensions have been approved at No. 18, and carried out at 14 and 16 Healey Street which are similar in design in regards to the mansard roof extension. The extension would only be visible from the upper floors of houses on the eastern side of the road, and as such, the visual impact would be restricted to the rear garden of the adjacent street.

The proposed mansard roof extension would be approximately 6.7m(depth) and full width. This is similar to neighbouring mansards at nos. 14 and 16. The windows at the front of the property maintain the window hierarchy and are considered acceptable. The windows at the rear of the property were revised in the process of this application to reduce the scale and to follow a appropriate window hierarchy more closely.

Whilst the Council would like to preserve valley roofs, precedent for mansards has been set by developments at nos. 14, 16 and approved at 18. The property is also not within a conservation area nor locally listed. As such, the proposal is not considered to harm the character or appearance of the host building.

The proposal was revised to retain the butterfly roof structure with the parapet behind in line with Camden planning guidance. This retains features from the host building maintaining its context in the wider street scene. Other mansard roof extensions (14 and 16) have also retained the butterfly roof. This is an improvement on the original proposal and is considered appropriate.

Due to its location at roof level, the proposal is not considered to affect daylight or sunlight to any adjoining properties in regards to the proposed mansard and roof extensions. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. No objections have been 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 A1 and D1 of the 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.

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-householder-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