

Application ref: 2024/1102/P  
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Date: 2 October 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)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:

**5 Erskine Mews  
London  
NW3 3AP**

Proposal:

Erection of a roof extension with roof terrace and extension into courtyard space  
Drawing Nos: 106/001; 100; 101; 103; 104; 105; 106; 107; 108; 200; 201; 202; 203;  
204; 205; 206; 207; 208; 700; 701 & Daylight and Sunlight Report (dated 17/04/2024)  
by Right of Light Consulting.

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: 106/001; 100; 101; 103; 104; 105; 106; 107; 108;

200; 201; 202; 203; 204; 205; 206; 207; 208; 700; 701 & Daylight and Sunlight Report (dated 17/04/2024) by Right of Light Consulting.

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.

- 4 The metal screen hereby approved shall be erected prior to commencement of use of the terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 of all green roofs showing substrate depth.
- iii. a broad range of plants to maximise biodiversity enhancement.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is within a private gated site accessed from the south side of Erskine Road and cannot be seen from the public realm, but is surrounded by other properties on neighbouring streets which overlook the site.

The dwelling is not listed, nor within a Conservation Area, but is located adjacent to the Primrose Hill Conservation Area (north and east of the site), and a locally listed terrace (1-29 Ainger Road) to the west.

Previous schemes have granted planning permission for single storey roof extensions (each 2.8m in height) for each of the five dwellings at 1-5 Erskine Mews, and this submission amends the most recently approved roofline of No.

5 closer to the back of the properties on Ainger Road by about 5m into the top of the existing L-shaped roof. The proposed finish is a mixture of green roof on top and a raised zinc seam roof to match the previously approved roof extensions. The sides extended are both sloped, one facing Erskine Road the other Ainger Road, with no windows included, just a new rooflight above on the extended part. The roof design is considered to be acceptable in terms of design and appearance and enhance the appearance of the mews.

The proposed slopes help to reduce the bulk of the additional storey and to allow more daylight and sunlight to permeate the surrounding residential properties. In particular it reduces the sense of enclosure that this proposal could bring to residential windows and terraces, which is supported by an updated Sunlight and Daylight study, specifically those on Ainger Road which are approximately 5m away at their closest. As such, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Within the courtyard of the property, some very minor changes are proposed to the size of the windows, which are acceptable in terms of design and amenity.

Two letters of support and 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.

Due to the tight location of the site, the Council's Highways Team have requested that a legal agreement be entered into with the applicant in relation to the need for a Construction Management Plan.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023

- 2 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.
- 3 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).

- 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](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-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