

Application ref: 2024/4549/P
Contact: Daren Zuk
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Date: 26 November 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
www.camden.gov.uk/planning

Dorota Moskal
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; installation of parapet guardrail system to existing rear flat roof.

Drawing Nos: 2305.100, 2305.101.Rev.B, 2305.102.Rev.B, 2305.200.Rev.B,
2305.300.A, 2305.301.Rev.C, Location Plan

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:

2305.100, 2305.101.Rev.B, 2305.102.Rev.B, 2305.200.Rev.B, 2305.300.A, 2305.301.Rev.C, Location Plan

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 of the London Borough of Camden Local Plan 2017.

- 4 The rear flat roof shall not be used as roof terraces, sitting areas, or any other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard roof extension is considered to represent a proportionate addition that would not cause harm to the character or setting of the host and neighbouring properties. The result is an extension that features a similar form, scale, and design as approved mansard roofs at neighbouring properties 60 Parkway (2022/0207/P) and 64 Parkway (J11/11/29/34933).

The use of aluminium framed windows, lead clad dormers, and natural slate roof would ensure that extension's appearance would be complementary to the appearance of the host building, while also allowing for legibility between the original building and the extension. Given that mansard roofs are an established roof form on Parkway, as well as the use of suitable materials, the extension is not considered to harm the character of the wider Camden Town Conservation Area.

At the rear, a parapet guardrail system is proposed to be installed on the existing flat roof. The area is not proposed to be used as amenity space for benefit of future occupiers; therefore, a condition has been added limiting the use of the area for maintenance access only.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town 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.

Given the scale and scope of the proposed extension, it is not anticipated to lead to any new amenity impacts to neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy. A condition has been added limiting the use of the rear flat roof for maintenance access only.

One response objecting to the works from the ground floor commercial occupier was received, citing concerns with construction impacts on their business. Given the small scale of the works, a construction management plan is considered unnecessary, with any required scaffolding would be for a temporary period. The Camden Town CAAC was consulted but did not provide a response. No further comments or objections were received following statutory consultation. The planning and appeals 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, 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 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.
- 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) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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', written in a cursive style.

Daniel Pope
Chief Planning Officer