

Application ref: 2024/5540/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
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**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)

Simply Architects  
37 Esingdon Drive, Thame  
THAME  
OX9 3DS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**30 Mackeson Road**  
**London**  
**Camden**  
**NW3 2LT**

Proposal:

Loft conversion incorporating two dormer windows to rear and three rooflights to front and a roof terrace to the rear outrigger.

Drawing Nos: Design & Heritage Statement, Location Plan 1:1250, PP-01, PP-02 Rev 3, PP-04 Rev 3, PP-05 Rev 3, PP-06 Rev 3, PP-07 Rev 3.

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: Design & Heritage Statement, Location Plan 1:1250,

PP-01, PP-02 Rev 3, PP-04 Rev 3, PP-05 Rev 3, PP-06 Rev 3, PP-07 Rev 3.

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The proposed rear dormers as shown in drawings 'PP402 Rev R3 & PP-04 Rev R3' shall be finished externally in lead cladding. This external lead cladding shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The proposed front roof lights as shown in drawings 'PP402 Rev R3 & PP-04 Rev R3' shall be conservation style. These shall be permanently retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves a loft conversion incorporating two dormer windows to rear and three rooflights to front and a roof terrace to the rear outrigger. The property comprises a three storey mid-terrace dwellinghouse with a three-storey rear outrigger, it is not listed but it is within the Mansfield conservation area.

The principal rear dormer would sit within the roof slope approximately 0.65m from the party wall with No. 28, 0.5m below the ridge and 0.75m from the eaves, measuring 2.7m wide, 1.5m high and 2.4m deep. It would be clad in hanging tiles to match the existing roof. The second dormer projection would be located on the rear outrigger nearest the party wall with No. 32, flush with the rear elevation and forming the access to the roof terrace. The access dormer would be sited approximately 0.6m from the party wall, measuring 2.7m high, 1.4m wide and set 1.6m below the ridge line. Both dormers would be clad in lead in order that their external appearance compliments the appearance of the wider conservation area.

The roof terrace would cover the whole roof area of the outrigger. A simple black metal railing would form a balustrade at the perimeter, and create a roof terrace similar in size to other roof terraces in the area. The three front roof lights would be small in scale and would align with the windows below respecting the window hierarchy of the front of the property.

The rear dormers are relatively modest in size in real and relative terms. The doors onto the roof terrace would require a low dormer that would break the eaves line, measuring 1.2m higher than the eaves by 1.4 m wide. Although this is contrary to CPG (Home Improvements) guidance, which requires all dormers to be set back from the eaves, similar dormers built off the rear wall appear on at least nine other properties in the immediate Mackeson Road area.

Approximately half the dwellings on both sides of Mackeson Road have been altered at roof level with rear dormers of varying size, and there are a number of roof terraces over the rear outriggers including at No. 31, 26, 21, 18, 15, 14, 5, 4, 2 & 1. Several of the properties in Lisburne Road to the rear of 30 Mackeson Road also benefit from roof terraces on their outriggers including No. 45, 43, 29, 23 & 3. This part of the conservation area is characterised by broken roof slopes at the rear, but with no uniformity to the design, or size of the dormers. In 2021 (2021/0552/P) 14 Mackeson Road received planning approval for a similar proposal involving the insertion of two dormer windows at the rear and a roof terrace.

The secondary dormer would have little impact on either the appearance of the host building and the character of the wider area due to its modest size and discreet location adjoining the party wall. The Conservation Area Appraisal with respect to roof extensions and alterations places emphasis upon front roof slopes and roofs to properties where a distinct character of roofline has been preserved. For the material reasons stated above, it is considered that the lower secondary dormer would not harm the character of the conservation area in this location, and a departure from CPG (Home Improvements) would be acceptable in this instance.

It is also proposed to erect a metal balustrade around the edge of the rear outrigger to form a roof terrace. The balustrade will be sited behind the existing outrigger parapet on top of the flat roof. The distance between the outrigger at No. 30 and the rear elevation of 35 Lisburne Road to the rear is approximately 17.0m. The proposed terrace would allow a degree of overlooking laterally - i.e. across to other roof levels and to the existing roof terraces to the rear of the properties in Lisburne Road and Mackeson Road - but this would not be significantly greater than exists at present as a result of the surrounding terraces in this area.

No objections were received prior to the determination of this application from neighbours. Mansfield CAAC were notified but did not object, they did comment that the rear roof access and dormer appear to have slightly bulky heads but that this was not sufficient for a formal objection. This point is noted but due to the varying designs of other dormer windows in the area and the proposed materials the proposal is considered to be in keeping with the appearance of the property and not detrimental to its setting within the conservation area.

Originally the proposal was for a single dormer window the full width and depth of the roofslope however following an objection from the CAAC this was amended to the current proposal and the CAAC removed their objection.

The planning history of the site and surrounding area were taken into account when coming to this decision.

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 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 Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, the Mansfield Conservation Area Appraisal and Management Strategy 2008 and the National Planning Policy Framework 2024.

- 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](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.

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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-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer