

Mrs Kate Clark
Tessuto Interiors
Unit 10
27 Ackmar Road
London
SW6 4UR

Application Ref: **2015/0112/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

17 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
76 Leverton Street
London
NW5 2NY

Proposal:

Erection of a single storey rear extension with green roof, mansard roof extension with 2 front rooflights, 3 rear rooflights and 6 photovoltaic panels, and alterations to fenestration to include creation of rear Juliet balcony.

Drawing Nos: Site Location Plan; Site Plan; 26LS-009; 26LS-010; 26LS-011; 26LS-012; 26LS-013; 26:S-014; 26LS-015; 76LS-001; 76LS-002; 76LS-003; 76LS-004; 76LS-005; 76LS-006; 76LS-007; Crittall Details; Design and 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site Location Plan; Site Plan; 26LS-009; 26LS-010; 26LS-011; 26LS-012; 26LS-013; 26LS-014; 26LS-015; 76LS-001; 76LS-002; 76LS-003; 76LS-004; 76LS-005; 76LS-006; 76LS-007; Crittall Details; Design and Access Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard roof extension and single storey rear extension are acceptable in terms of their scale and location in relation to the host building and are of an appropriate design by virtue of their proportions and proposed materials. Set back from the front and rear parapets, with a lower slope angle of 70 degrees and flush conservation style rooflights the proposed mansard roof extension complies entirely with CPG1 guidelines. Likewise the proposed single storey rear extension is subordinate to the host building, and set behind the existing boundary treatment will not cause any harm to the visual amenity of the street scene. The addition of a green roof and solar panels contribute welcome sustainability benefits to the scheme, and the proposed alterations to fenestration - namely to infill an existing third floor window, and replace a rear sash window with French door to form a Juliette balcony - are considered sympathetic to the host building and the wider terrace.

Whilst the development will have some impact in terms of raising the height of the host building, such an extension in this location is not considered harmful to the character or appearance of the host building or the streetscene given the context where it is located with neighbouring buildings featuring similar mansard extensions.

Given the size and location of the proposed mansard roof extension and single storey rear extension, they would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Three objections have been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were also 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment