

Mr Simon Moxey
Moxey Associates
154-158 Shoreditch High Street
London
E1 6JE

Application Ref: **2015/0844/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

25 March 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**6 Whidborne Street,
London
WC1H 8EU**

Proposal:
Erection of mansard roof extension, including 2- storey extension at rear; as replacement of existing single-storey extension to family dwellinghouse, (Class C3)

Drawing Nos: Location plan; 03.1.1 A; 03.1.3 A; 03.1.2 A; 03.2 A; 03.3 A; 03.4 A; 03.5 A; 03.7 A; 03.8 A; 03.9 A; 03.10 A; 03.11 A; 03.13 A; Design (including Heritage) and Access Statement, 10th February 2015.

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 [Location plan; 03.1.1 A; 03.1.3 A; 03.1.2 A; 03.2 A; 03.3 A; 03.4 A; 03.5 A; 03.7 A; 03.8 A; 03.9 A; 03.10 A; 03.11 A; 03.13 A; Design (including Heritage) and Access Statement, 10th February 2015.]

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission.

Mansard extension:

The proposed mansard roof extension is acceptable in terms of its scale and setting in relation to the host building. The proposed mansard would set back from the front and rear parapets, with a lower slope angle of 70 degrees. The proposed mansard roof extension is typical of dwellings of this period and accurately responds to the Council's CPG1 guidance on mansard roof extensions; and is acceptable in terms of design, massing and use of materials; (matching brick, timber framed sash windows painted to match existing). It would successfully terminate the building and would not look out of place; and as a 'stand-alone' dwelling (which formally formed part of a terraced group of similar properties) the mansard roof extension would not be harmful and is considered acceptable here. The proposed timber framed sash windows would match the existing and are acceptable.

The addition of solar panels contributes welcome sustainability benefits to the scheme and is acceptable.

Whilst the development would have some impact in terms of increased height to this 'stand-alone' 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 grade II listed buildings featuring similar mansard extensions.

2-storey rear extension:

The proposed 2-storey replacement extension is subordinate in scale and location to the 3- storey host building, and respects the character and setting of neighbouring listed buildings. Its design comprises white rendered finish at ground level with matching brick above and similar to neighbouring buildings. Although full-width and depth, 2 - 3 -storey rear closet wings are characteristic of the neighbouring buildings and therefore largely in harmony with the established neighbouring buildings.

Owing to being an 'island site', the proposed mansard extension would be more visually prominent than the rear extension, but this would have a limited impact on the character and appearance of the conservation area.

Trees:

There are a number of mature trees around the site with the cherry tree being the closest to the host building; and owing to limited space, extra care will be required in terms of tree protection. The applicant indicates in the DAS that BS 5837:2012, (prescribe working methods around existing trees) and BS 5837:2012 (regards to 'zones of risk' around trees will be compliant. A condition is added regarding the tree protection measures.

Amenity:

Owing to the proposed extensions size, location and orientation, they would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy or added sense of enclosure.

No objections were received prior to making this decision. The site's planning history 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.66 (LB's) and s.72 (CA's) 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, CS15 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 5.3, 5.7, 7.2, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66, 126-141, 188-190 and 203 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 Noise and Licensing Enforcement Team, 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

