

Mr Harjeet Suri
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Application Ref: **2015/0020/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

27 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Lyme Terrace
London
NW1 0SN

Proposal:
Erection of a roof extension and creation of associated roof terrace.

Drawing Nos: Site location plan; Existing ground floor plan REV 1 - EX02; Existing basement floor plan EX01; Existing first floor plan EX03; Existing Roof Plan EX04 ; Existing Section AA REV 1 - EX05 ; Existing section and Elevation REV 1 - EX06 ; Proposed contextual elevation - REV02 ; Existing Contextual elevation - REV03 ; Lyme Terrace 3d Representations ; Proposed Elevations, Floor plans and section - REV01

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 if in CA] 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; Existing ground floor plan REV 1 - EX02; Existing basement floor plan EX01; Existing first floor plan EX03; Existing Roof Plan EX04 ; Existing Section AA REV 1 - EX05 ; Existing section and Elevation REV 1 - EX06 ; Proposed contextual elevation - REV02 ; Existing Contextual elevation - REV03 ; Lyme Terrace 3d Representations ; Proposed Elevations, Floor plans and section - REV01

Reason:

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the western and eastern flanks of the proposed roof terrace prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings which shall be secured by Condition 4, have been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

A dormer extension is proposed providing an additional bedroom for the two storey end-terrace property. The roof extension would take away the original butterfly roof form at the front and at the rear would retain it. At the front the dormer would be set back by approximately 3.2m from the front roof parapet but by only 60cm from the rear building line. The set-back at the front would enable a roof terrace to be created with a glass balustrade 1.1m high. A new door would provide access onto the terrace. A second opening, a timber sash with lead-flashing surround would provide outlook and illumination for the proposed bedroom. At the rear, the new dormer extension would have two timber sash windows. The dormer extension would have a pitched roof and be faced in slates to match the existing house and roofs found locally. The Regents Canal Conservation Area's Appraisal states that roof extensions which fundamentally alter the roof form of buildings visible from the canal will not normally be permitted but that each proposal will be considered on its merits. The proposal would sit between two properties where the older roof forms are not present (to the east is a building which has a roof extension (dormer) too and to the west is a taller building that is subdivided into flats. There are numerous examples of dormers in the area. CPG1 on the subject of valley roofs advises that roof extensions which remove these are likely to be unacceptable if there are a run of them without roof additions. Lyme Terrace no longer possesses an unbroken run of valley roofs. No.4 is at the end of the run and also has a taller building (7 storey Highstone Mansions) to its west. A contextual plan shows it would read as an infilling of a gap between its neighbours and a 3d plan shows that it would sit quite low on the roof as viewed from ground level to front and rear. On balance the proposal would be acceptable in terms of its impact on the character and appearance of the host building, Lyme Terrace and the Regents Park Conservation Area.

The proposal would due to its more modest scale, height and its siting on the roof relative to no.5 Lyme Terrace's existing roof dormer extension not affect its amenity in terms of outlook and light loss. In terms of Highstone Mansions to the west, this is a much taller building and although a window looks across onto no.4's roof from its flank, it would be at too high a level to be affected by the new roof dormer in terms of outlook or shading. In terms of overlooking of the two flanking neighbours from the proposed roof terrace, privacy screens can be added, secured through planning condition.

85 neighbours were consulted. A site notice was displayed and press notice published on 21st and 22nd January 2015 respectively. 1 letter was received, from a resident of Highstone Mansions objecting on the grounds of possible overlooking, noise, disturbance and also the impact on the flank wall of the same. Overlooking is discussed above and can be addressed. In terms of the relationship with Highstone Mansions flank wall this would be for the Party Wall Act and possibly Building Regulations but isn't material here. The site's planning history and relevant appeal decisions 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 Paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework, Policies 7.4, 7.6 & 7.8 of the London Plan March 2015, consolidated with alterations since 2011, CS5 & CS14 of the London Borough of Camden Core Strategy & DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework.

- 2 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.
- 3 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).
- 4 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.

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