

Ian Bolt
Hartleys Projects Ltd
PO BOX 43391
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N5 1SZ

Application Ref: **2015/2543/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Reed's Place
London
NW1 9NA

Proposal:
Erection of mansard roof extension and alterations to roof of ground floor rear extension
Drawing Nos: (RP.01.) 01, 02 and 03 and 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 policies 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: (RP.01.) 01, 02 and 03.

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

Informative(s):

- 1 Reasons for granting permission.

The application property is one of only a few remaining buildings that have not been altered at roof level. Therefore, in line with adopted planning policy and the guidance outlined in CPG1, the proposed roof extension would not break an unaltered roof line or an unimpaired terrace of buildings. The proposed roof extension would match the size, form and design of other roof extensions along this side of Reeds Place. Whilst it would not fully comply with guidance in CPG1 in terms of the front pitch or retaining the rear valley roof, it would match the extension at the adjacent building (number 12 Reeds Place). It is considered that this extension would be in line with the pattern of development in the area and would not appear out of place. The rear elevation of buildings in the terrace do not appear widely in views from surrounding areas and the proposed mansard would not therefore have any significant impact upon the character and appearance of the streetscene and conservation area.

The proposed alterations to the single storey extension involve the reduction of the depth of the existing extension and a small increase in height of the extension. This is considered acceptable in design terms and would increase the amount of rear amenity space.

Due to its location, the proposal would not harm the amenity of any adjoining residential occupiers in terms of light, outlook or privacy. The proposed roof extension would serve a bathroom and stairwell at the rear, therefore there would be no significant overlooking to existing habitable rooms to the rear. The proposed changes to the single storey rear extension would not give rise to any loss of light to adjoining properties.

The site's planning history was taken into account when coming to this decision. Two objections were received as a result of public consultation and the comments duly taken into account.

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 2015 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