

Ms Velia Albertoni
VA Interiors
86 Fitzjohn Avenue
Barnet
Hertfordshire
EN5 2HW

Application Ref: **2015/0238/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Railey Mews
London
NW5 2PA

Proposal:
Creation of First Floor Roof Terrace and Roof Light.
Drawing Nos: 1402/01, 1402/02, 1402/03, 1402/04, 1402/05, 1402/11, 1402/12 (First Floor Plan - Proposed), 1402/12 (Roof Plan - Proposed), 1402/17

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:

1402/01, 1402/02, 1402/03, 1402/04, 1402/05, 1402/11, 1402/12 (First Floor Plan - Proposed), 1402/12 (Roof Plan - Proposed), 1402/17.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is subordinate in design to the host building, and respects the character and setting of the neighbouring buildings. The terrace is located on a flat roof and therefore does not require any significant alterations which would compromise the character and integrity of the building. In particular, the terrace will not be highly visible behind the existing parapet at the front edge of the roof.

The proposal will not harm the amenity of adjoining occupiers in terms of privacy or overlooking. The host building is well separated from the rear windows of buildings which front Leverton Street, and there are no direct views of concern to the rear of the property. Overlooking towards room windows of 1 Railey Mews are restricted through the balustrade positioning which has been set back from the front roof edge. Some overlooking may occur to the adjacent terrace of 3 Railey Mews, however this is considered generally acceptable, and managed by the existing partition between the properties. The roof light will be situated in the location of the current roof access hatch, and therefore will not introduce new amenity impacts, such as light spill.

One objection was received with regards to the sunroom which was originally proposed; however this element has been reviewed and has been removed from the proposal. 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 in accordance with 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, consolidated with alterations since 2011; and paragraphs 14, 17, and 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