

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2015/2433/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
128 Kentish Town Road
London
NW1 9QB

Proposal:
Erection of a single storey roof extension to provide additional accommodation for the upper floor maisonette.
Drawing Nos: (0442_L_) 011, 012, 013, 014, 015, 016, 017, 018, 024, 025, 026, 026, 029, 029, Design & 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 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- (0442_L_) 011, 012, 013, 014, 015, 016, 017, 018, 024, 025, 026, 029, 029, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension is acceptable in principle as the terrace of buildings here has several mansard-style roof extensions already which have impaired the roofline and which set a precedent for future extensions. The design of the extension is acceptable as it has a sloping mansard front roofslope with 2 small dormers, in compliance with CPG advice; although the rear vertical façade is contrary to this advice, this design would match several other roof extensions nearby and is considered acceptable in this context. The materials are acceptable, ensuring the extension has a traditional appearance and would not represent an incongruous addition. The extension overall would not harm the character and appearance of the host building and streetscene.

The additional accommodation in the form of bedrooms is acceptable in terms of residential standards.

The extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 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, 56-66 and 126-141 of the National Planning Policy 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 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.

- 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).

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