

Miss Irene Siljama
Irene Siljama
8 Effra Parade
London
SW2 1PS

Application Ref: **2015/2386/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

25 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
90 Camden Mews
London
NW1 9BX

Proposal:
Roof extension to provide additional internal living space at 2nd floor level, retention of part of existing roof terrace, and associated works.

Drawing Nos: PL_001; PL_002; PL_003; SK_012; SK_014; SK_015; SK_016; SK_017; SK_021; SK_022; SK_023; SK_024; SK_025; SK_026; SK_027, Email from Irene Siljama dated 24th June 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 The new roof shall be constructed with zinc (as confirmed by agent's email dated 24th June 2015), and all the other materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority

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: PL_001; PL_002; PL_003; SK_012; SK_014; SK_015; SK_016; SK_017; SK_021; SK_022; SK_023; SK_024; SK_025; SK_026; SK_027; Email from Irene Siljama dated 24th June 2015.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof extension would be set back from the front edge of the host building to reduce its prominence in views from the street level and the extension would relate well to the host building, and other dwellings in the same terrace, in terms of scale, proportions and design. The proposal would also allow for the retention of part of the existing roof terrace, which provides valuable outdoor amenity space for existing and future occupiers of the dwelling. The extension, by virtue of its size, siting and design, would not cause a loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

The host building is an end-of-terrace property and the proposed extension would be discernible in views from the north. The extension would also be visible from North Villas, to the east. However, a number of properties along Camden Mews have also extended at roof level and the proposed works would not detract from an established pattern of development in the street scene. Such works are not considered to harm the character or appearance of the host building, the terrace, the street scene or the Camden Square Conservation Area.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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 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.
- 4 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

