

Ms Carolyn Squire
Carolyn Squire Architect
122 Church Walk
London
N16 8QW

Application Ref: **2015/2678/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

30 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
235 Royal College Street
London
NW1 9LT

Proposal:
Construction of rear extension at roof level, enlargement of existing third floor roof terrace with metal railings, and installation of metal railings at uppermost roof level to create a new roof terrace.

Drawing Nos: 1526/1, 1526/2, 1526/3, 1526/4, 1526/5A, 1526/6A, 1526/7A (flank elevation from no. 233), 1526/7A (proposed rear elevation), site plan, location plan and Design and Access Statement received 12/05/2015.

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 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 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: 1526/1, 1526/2, 1526/3, 1526/4, 1526/5A, 1526/6A, 1526/7A (flank elevation from no. 233), 1526/7A (proposed rear elevation), site plan, location plan and Design and Access Statement received 12/05/2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension at rear roof level is considered modest in size, extending to a depth of 2m and a width of 2.7m, to bring the rear elevation in line with the existing projection at roof level. By doing so, the proposal would create a more uniform roofscape, which is complementary to the host building and more in keeping with existing roof extensions at surrounding properties. The design, scale and materials are considered sympathetic and complementary to the host building and wider conservation area.

The existing roof terrace would be re-positioned to cover an area of approximately 8.5 sqm over the existing three storey rear projection. The terrace would provide valuable amenity space for the dwelling and would be similar in design to existing rear terraces on the surrounding terrace. The immediately adjoining neighbours do not benefit from roof additions or rear terraces and the development is therefore not considered to cause harm to neighbouring amenity in terms of loss of privacy, outlook or daylight. There would be minimal views of the roof extension or terrace due to the location at the rear of the property and the setback of the handrails from the rear elevation. The development is therefore considered acceptable.

The proposal previously included the construction of a metal balustrade at roof level to create an additional roof terrace. However, this development was considered an unsympathetic addition which would detract from the character and appearance of the host property and wider Conservation Area. The proposal was therefore amended to remove this element.

No objections were received prior to making this decision.

The planning history of the site and surrounding area has been 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 (CA's) 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 2011; and Paragraphs 14, 17, and 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