

Mrs Sharon Francis
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Flat 1 30 Parkhill Rd
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United Kingdom

Application Ref: **2015/3810/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Quadrant Grove
London
NW5 4JP

Proposal: Erection of second floor mansard roof extension with front roof terrace and replacement of front and rear windows.

Drawing Nos: Ordnance Survey, 11160-A-P-001, 11160-A-P-002, 11160-A-P-003, 11160-A-E-004, 11160-A-E-005, and 11160-A-S-006

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: Ordnance Survey, 11160-A-P-001, 11160-A-P-002, 11160-A-P-003, 11160-A-E-004, 11160-A-E-005, and 11160-A-S-006

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

Informative(s):

- 1 Reasons for granting permission:

Roof extensions, such as that proposed, have become the predominant roof form of buildings on Quadrant Grove. The proposal will help to further unite the buildings in the terrace. The fenestration changes shall match the character of windows in the area and be timber framed, appropriate for the age of the building. As such, the development is considered acceptable in design terms.

The proposal is not considered to result in loss of privacy or overshadowing to neighbours properties. The mansard roof extension shall have windows facing the rear garden and a front roof terrace. The distance between the windows and terrace to the nearest residential windows of adjoining properties is such that unreasonable overlooking would not occur. The mansard would not result in unreasonable loss of light to adjoining properties as it would match the mansard roofs either side of the subject site.

No objections have been received in relation to this proposal and the site history has been taken into account in assessing the proposal.

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 amendments 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.
- 4 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.

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