

Mr. Peter Brades
Peter Brades Architects
42 Colebrooke Row
London
N1 8AF

Application Ref: **2015/4218/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 6
The Green
19 Rochester Terrace
London
NW1 9JN**

Proposal:

Erection of a mansard roof extension

Drawing Nos: Design & Access Statement, Location plan (1685/01), 1685/02, 1685/03, 1685/04 & 1685/05

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 1685/01, 1685/02, 1685/03, 1685/04 & 1685/05

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed flat top mansard roof extension would be acceptable and in accordance with Camden Development plan policies. The proposal would be an appropriate form of roof extension that would terminate the building without detrimentally impacting the character of the property or the surrounding conservation area.

The application building is a modern addition to the conservation area built in the 1950s on an infill development site. The property is considered to detract from the character and appearance of the conservation area. Guidance in the Rochester conservation area appraisal considers roof extensions that fundamentally change the roof form and are uncharacteristic, are unlikely to be acceptable due to the adverse effect on the skyline.

The site location is not a considered to be a valued part of the conservation area and neighbouring properties no 20, 21, 17 and 22B have mansard roof extensions. Guidance in CPG1 considers a roof extension that reflects an established roof form or that is architecturally sympathetic to the age and character of the building to be considered acceptable. On balance, the presence of a mansard extension on the attached property (No 20) and neighbouring buildings would neither harm the architectural integrity of the host building or the Conservation Area, according with Policies DP24 and DP25.

The neighbouring amenity would not be harmed to an unacceptable level in accordance with Policy DP26 of the Camden LDF. The angled mansard windows and height of the host property would not result in overlooking or overbearing concerns.

9 Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision making no objection. 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, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS5, 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, 56-66 and 125-141 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