

Ms Dominyka Togonidze  
11a Abbotsford Avenue  
London  
N15 3BT  
United Kingdom

Application Ref: **2015/4933/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

23 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Murray Mews London Camden NW1 9RJ**

Proposal:  
Roof extension to front of building.  
Drawing Nos: P000, P001, P002, P003, 101, 102 and 103.

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: P000, P001, P002, P003, 101, 102 and 103.

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

Informative(s):

- 1 As the properties in the area are all of very differing styles the development at the site must be considered on its own merit. It is considered that the proposed roof extension is acceptable and complies with guidance contained within CPG1 (Design) and all relevant policies in relation to the design of the subject building.

The proposed roof extension has been reduced in size to appear secondary to the main roofline. The new windows which will be crittall style and painted black, mirror those at first floor level. This helps relate the new roof element to the existing property. The proposed dark grey metal cladding for the roof relates to the property's unique character and brickwork detailing. As such the design and material are suitable to the host building.

Due to the position and surrounding area of the site, the proposed development would have no impact on the amenity of existing properties or occupants.

No objections have been received and the site's planning history has been taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of The London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-64 and 129 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 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 Noise and Licensing Enforcement Team, 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