

Mr Mokhtar El Houry
EngConsulting
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N3 2LN

Application Ref: **2014/7681/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

29 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44 Chalcot Road
London
NW1 8LS

Proposal:
Mansard roof extension and a rear Juliet balcony with metal balustrade.
Drawing Nos: Site Location and Block Plan, (DRW-44CR), 02, 03 Rev A, 04 Rev C, 05 Rev G and Design and Access Statement.

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: Site Location and Block Plan, (DRW-44CR), 02, 03 Rev A, 04 Rev C, 05 Rev G and Design and Access Statement

Reason:

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

- 4 Samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - Manufacturer's specification details of all rear and front windows facing materials and samples of those materials to be submitted to the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The proposed windows shall be constructed of timber sash detailing.

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.

Informative(s):

- 1 Reason for granting permission

The proposal is for a traditional style mansard which meets the advice in CPG1 because at the front the lower slope would have an angle of 72.9° and be set behind the existing parapet. It would feature two windows set behind the retained existing front parapet which would be subordinate to, and align with the fenestration below.

The butterfly profile of the existing rear elevation would be retained, with metal

balustrading and inset French doors to create a balcony. The lower roofslopes would be clad in blue slate tiles and the windows would be identical as the existing being timber softwood and painted white to match the aesthetics of the host building, wider terrace and preserve and enhance the conservation area, all of which is consistent with the Primrose Hill Conservation Area Statement and Camden Planning Guidance.

The initially proposed glazed balustrade for the new mansard floor terrace was revised; it was considered that the design would not match the host building and wider terrace as metal balustrades are traditionally used and as such would not have a negative visual impact.

The proposed addition to the roof undoubtedly alters the character of the roof, however on balance, the surrounding location has witnessed similar extensions and the proposed alterations are considered to be an established form of design in the Conservation Area. Following revisions, the roof alterations proposed have been sensitively designed to accord with planning policy and maintain a semblance of the existing roof slope.

The proposed extension would be at roof level, neither property to the side would be affected by loss of sunlight or daylight. The adjacent buildings across the road are more than 20m away and would not suffer significant overlooking compared to the amount that already exists. The proposed roof terrace would not have a direct view of any windows and due to its height it is not considered that neighbouring gardens would suffer a loss of privacy.

An objection was received from the Primrose Hill CAAC but was withdrawn following amendments to the scheme. The site's planning history was 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS15 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 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment