

Mr Gerald Warren
N/A
77 Broomgrove Gardens
Edgware
Middlesex
HA8 5RJ

Application Ref: **2015/6783/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
233 Royal College Street
London
NW1 9LT

Proposal:
Erection of mansard roof extension with 2 x front dormer windows and rear terrace.
Drawing Nos: 21505-L 01, 21505-L 02, 21505-L 03a, 21505-L 04a, 21505-L 05a, site location plan, Design and Access Statement received 03/12/2015, and privacy screen details received 08/01/2015.

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 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: 21505-L 01, 21505-L 02, 21505-L 03a, 21505-L 04a, 21505-L 05a, site location plan, Design and Access Statement received 03/12/2015, and privacy screen details received 08/01/2015.

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

- 4 The use of the roof terrace shall not commence until the opaque glazed screen, as shown on the approved drawings, has been installed and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposal for a new mansard roof extension is considered acceptable by virtue of its design, scale and materials. The mansard roof to the front elevation would respect the pattern of development in the surrounding area and the use of traditional materials would ensure a sympathetic development. The dormer windows would appear subordinate and would respect the fenestration pattern of the windows on the floors below, ensuring the development would not harm the character or appearance of the host property or wider Conservation Area. The roof extension would measure a maximum height of 2.8m, in line with the mansard roof extensions of the adjoining neighbouring properties; and would be set back behind the front parapet and constructed at an angle of 72° in accordance with Camden Planning Guidance.

To the rear, the installation of white painted timber bi-folding doors and window are considered acceptable as they would match the existing windows at the rear of the host property. The rear terrace would be set back slightly from the rear building line and would be surrounded by a simple black metal railing which is considered acceptable in this location and would help to minimise views of the roof extension and terrace from ground level. The terrace would provide valuable amenity space

for the dwelling and would be similar in design to existing rear terraces on the surrounding terrace.

An extended roof terrace was recently approved to the rear of adjoining neighbour no.235 which would extend to the same depth as the proposed terrace. The proposal was therefore amended to include an opaque-glazed screen which would prevent overlooking between the terraces. Furthermore, the roof extension would be constructed in line with the existing roof extensions at no's 235 and 231, which would ensure the development does not harm the amenity of occupiers of these properties in terms of a loss of daylight or outlook.

One comment and one letter in support were received and duly taken into account 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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

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

Ed Watson
Director of Culture & Environment