

Mr Tom Armfelt  
163 Brecknock Road  
London  
N19 5AD  
United Kingdom

Application Ref: **2015/6224/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

14 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**163 Brecknock Road**  
**London**  
**N19 5AD**

Proposal:  
Replacement of existing front pitch roof with sheer extension at 2nd floor level, replacement of rear windows with doors and creation of roof terrace at 2nd floor level.  
Drawing Nos: Site Location Plan, Design & Access Statement: 163 Brecknock Rd, P100, P101, P102, P103, P104, P105, P200, P201, P202, P203, P204 and P205.

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:

Site Location Plan, Design & Access Statement: 163 Brecknock Rd, P100, P101, P102, P103, P104, P105, P200, P201, P202, P203, P204 and P205.

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

Informative(s):

- 1 Reasons for granting permission:

By virtue of its size, position, scale and design, the proposed roof extension is considered to be acceptable and would be sympathetic to the character and appearance of the host building and the surrounding area. The roof extension is consistent with the height of the properties either side. The materials are to be sympathetic to the building and the roof extension is considered an appropriate scale to the host building. The proposed rear terrace is set in between the subject building and includes a metal balustrade sympathetic to the building. The terrace is hidden from public views by the existing rear dormer.

The proposal is not considered to result in loss of privacy or overshadowing to neighbours properties. The 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 would mean overlooking would not occur. The mansard would not result in loss of light as it would infill the V shape of the roof profile and 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.

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