

Mr Richard Keep
Richard Keep Architects
48b Grafton Road
London
NW5 3DY

Application Ref: **2015/6984/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

28 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
95 Queen's Crescent
London
NW5 4EU

Proposal:
Erection of a roof extension with front terrace to existing residential dwelling.

Drawing Nos: Site location plan (LP01); 1201; 1202; 1203; 1204; 1210; 1100; 1101; 1102; 1103; 1110; 1111.

Supporting documents: Design & Access Statement dated 10.12.2015 prepared by Richard Keep Architects.

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 The development hereby permitted shall be carried out in accordance with the following approved plans, Site location plan (LP01); 1201; 1202; 1203; 1204; 1210; 1100; 1101; 1102; 1103; 1110; 1111; Design & Access Statement dated 10.12.2015 prepared by Richard Keep Architects.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission

The existing building has a high parapet to the front and rear with concealed butterfly roof. The majority of the houses forming part of this terrace have extended their original valley roofs to form flat roof extensions. The proposed extension matches the apex of the roof extensions to Nos. 89-93 Queens Crescent on both the front and rear elevations. Roof extensions are an established roof form along this terrace and the proposed roof extension at this property would sit comfortably with the existing pattern of development at this level and therefore accords with CPG1 (design).

The front would be set back by 1.5m which would enable a modest roof terrace to be created. The terrace would be concealed behind a high parapet wall and will not be visible from street level.

The proposal due to its siting and position would not result in overlooking to neighbouring properties; therefore it would not impact on the amenity of neighbouring resident in accordance with Development Plan policy DP26.

No comments have been received prior to coming to this decision. The site's planning history was taken into account when coming to this decision.

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 Policies. 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 14, 17 and 56-68 of the National Planning Policy Framework.

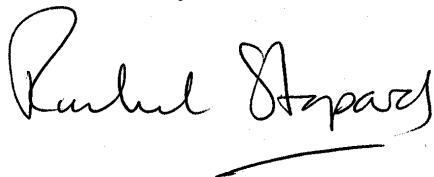
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment