

Mr Glen Christen
Bonnystreet Planning Limited
1 Howitt Close,
Belsize Park,
London,
NW3 4LX

Application Ref: **2015/7111/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3 (Upper Floor)

**245 Royal College Street,
London,
NW1 9LT.**

Proposal:

Mansard roof extension with the installation of 2 x dormers to both front and rear elevations of top floor flat [renewal of previous approval 2012/4462/P]

Drawing Nos: 245/RX2/DAP; 245/RX2/1; 245/RX2/2; 245/RX2/3; 245/RX2/4.

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 if in CA] 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:

245/RX2/DAP; 245/RX2/1; 245/RX2/2; 245/RX2/3; 245/RX2/4.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

This scheme represents a resubmission of planning application 2012/4462/P which approved the erection of a mansard roof extension to the application property on the 18 October 2012. In the row of properties within which the application property is situated (225-246 Royal College Street), 6 out of 12 currently benefit from mansard roof extensions, with similar roof extensions to that which is hereby proposed being approved at two further properties within the last year alone.

The design of the proposed mansard roof extension would remain in accordance

with Camden's Design Guidance (CPG: 1) and it is considered that there is an established form of roof additions within the terrace and that this proposed development would help re-unite the appearance of the row. The extent of the proposed mansard (identical to that which was previously proposed) is acceptable because it is set on the original roof plan and does not extend over the rear extension.

Due to the siting, extent and design of the proposed roof extension, the development would not impact upon the amenities of any neighbouring occupier to a level of detriment. The proposal therefore complies with policy DP26.

No comments have been received in response to the public consultation. There have been no material alterations to the application property or neighbouring properties since 2012 which would alter the assessment of the previous scheme and no fresh considerations have been brought to light through the public consultation. 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 Jeffrey's Street conservation area.

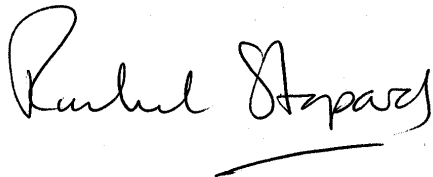
As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP2, DP18, DP24, DP25 and DP26 of the London Borough 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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment