

Mr Jeff Kahane  
Jeff Kahane and Associates  
136 Royal College Street  
London  
NW1 0TA

Application Ref: **2016/0451/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

31 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**31 Mackeson Road**  
**London**  
**NW3 2LU**

Proposal: Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace.

Drawing Nos: 726\_EX\_100, 726\_EX\_110, 726\_EX\_120, 726\_EX\_130, 726\_EX\_140, 726\_EX\_200, 726\_EX\_210, 726\_EX\_300, 726\_EX\_310, 726\_PL\_100 B, 726\_PL\_130 B, 726\_PL\_210 B, 726\_PL\_110 B, 726\_PL\_140 B, 726\_PL\_300 B, 726.OS.01.

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 726\_EX\_100, 726\_EX\_110, 726\_EX\_120, 726\_EX\_130, 726\_EX\_140, 726\_EX\_200, 726\_EX\_210, 726\_EX\_300, 726\_EX\_310, 726\_PL\_100 B, 726\_PL\_130 B, 726\_PL\_210 B, 726\_PL\_110 B, 726\_PL\_140 B, 726\_PL\_300 B, 726.OS.01.

Reason:

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be 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 proposed rear dormer is acceptable in principle as the neighbouring properties along Mackeson Road, Constantine Road and Cressy Road have several roof extensions of varying sizes already which have impaired the roofline and which set a precedent for future extensions.

At ground floor level a small gap would be left between the proposed side infill and rear extensions to ensure the original form of the host dwelling is not lost as a result of the development. Therefore, the proposed scheme overall is considered not to harm the character and appearance of the host building and surrounding streetscene.

The proposed roof terrace would be significantly smaller than a similar terrace granted at 19 Mackeson Road in 2014 (ref: 2014/1958/P) and would not exacerbate current levels of overlooking at the site due to its setback from the projecting rear elevation of the property and timber privacy screen. Furthermore,

the size, scale and massing of the proposed ground floor extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

Two objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

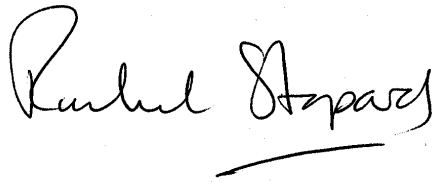
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment