

Mr Costas Anatolitis  
Anatolitis Associates  
Meadowcroft  
28 Manor Road  
Potters Bar  
EN6 1DQ

Application Ref: **2016/1839/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

3 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Healey Street,  
London,  
NW1 8SR**

Proposal:  
Erection of a mansard roof extension and part 1 part 2 storey rear extension with 1st floor roof terrace, plus associated access door, balustrade and screening.  
Drawing Nos: PL394-1 REV A; PL394-2 REV A; PL394-3.

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 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the south side facing no. 18 prior to commencement of use of the roof terrace and shall be permanently retained.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- PL394-1 REV A; PL394-2 REV A; PL394-3.

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.

Planning permission ref 2014/4400/P dated 16/09/14 has already been given for the erection of a mansard roof extension and a ground floor rear extension with

roof terrace above, and this is still extant. The only variation between the previous approval and the current proposal is the addition of a first floor rear extension. The mansard and ground floor extensions continue to remain acceptable in bulk, design and impact on amenity.

The addition of a first floor rear extension would not lead to the overall scheme being excessively large or bulky and would continue to be subordinate and appropriate to the character and appearance of the dwelling and terrace of adjoining buildings. The overall scheme with this addition would be very similar in size and form to the neighbouring extensions approved and built at no.14.

The additional first floor extension would create a flank wall with a height and depth of 2.3m along the boundary with no.14 at its first floor roof terrace. However the impact of this resulting wall in terms of loss of light and outlook would not be significantly worse than that caused by the privacy screen erected on the roof terrace here. It is thus considered that the additional first floor element would not result in additional harm to the amenities of other neighbouring properties over and above the approved scheme. A privacy screen for the proposed roof terrace will be required to prevent overlooking to neighbours at no.18 on the other side.

No objections or comments have been received in relation to this application. The planning history for this as well as nearby properties has been taken into account in coming to this decision.

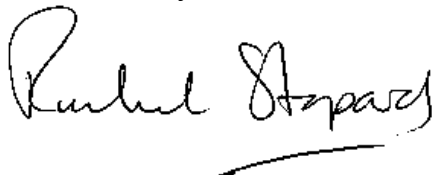
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; 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 Supporting Communities