

Mr Peter Twemlow
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/2220/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
129 Malden Road
London
NW5 4HS

Proposal:

The erection of a mansard roof extension, one to three storey rear extension, and associated external alterations associated with homeless support facility.

Drawing Nos: SU/001, SU/002, SU/003, SU004, SU/005, SU/006, SU/007, SU/008, SU/009, SU/010, SU/011, PL/001, PL/002, PL/003, PL/004, PL/005, PL/006, PL/007, PL/008, PL/009 REVB, PL/010, PL/011, PL/012 REVB, PL/013, PL/014 REVB, Design and Access Statement from Scott Whitby Studio, Planning Statement from DP9 Date April 2016, Construction Methodology Statement dated March 2016 and Daylight/sunlight assessment from GIA dated 12/02/2016.

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: SU/001, SU/002, SU/003, SU004, SU/005, SU/006, SU/007, SU/008, SU/009, SU/010, SU/011, PL/001, PL/002, PL/003, PL/004, PL/005, PL/006, PL/007, PL/008, PL/009 REVB, PL/010, PL/011, PL/012 REVB, PL/013, PL/014 REVB, Design and Access Statement from Scott Whitby Studio, Planning Statement from DP9 Date April 2016, Construction Methodology Statement dated March 2016 and Daylight/sunlight assessment from GIA dated 12/02/2016.

Reason:

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

- 4 The proposed obscured glazing panel along the boundary to the flank elevation of the 2 storey infill extension shall be installed prior to the first use of the mezzanine floors and shall be maintained as such thereafter.

Reason: To ensure that the amenity of adjoining occupiers is protected, 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 Reason for granting planning consent:

Planning permission is sought for a one to three storey full width rear extension providing an enlarged kitchen, community space and additional bedroom to replace the existing half width three storey extension. The three storey element would remain the same height as existing at approximately 8.2m (6.2m above garden level), and the same depth at basement and ground floor, but the first floor extension would be brought forward 2.5m matching the building line below. A one and a half storey extension would infill the gap adjacent to the proposed extension, and an additional basement level extension would extend under the garden. This

would require excavation of the garden by approximately 1.4m, but not require any excavation under the existing, or neighbouring, buildings.

The proposal would provide a more cohesive appearance, and although large, the lightweight materials and use of sloping roofs would reduce the overall appearance of bulk. Furthermore, one storey is at basement level, below the level of the rear garden, and the three storey element would be one full storey below the lowest point of the valley roof profile. As such, the proposed extension would not have a detrimental impact on the character and appearance of the host building, when looked at in context with the neighbouring properties.

The alterations to the window design was revised following officer's comments and the new windows proposed would replicate the timber sash design in keeping with the integrity of the property and would preserve the character and appearance of the area.

The overall design and appearance are considered acceptable; the extensions would be of a similar size and scale with the neighbouring properties and retain the uniformity of the rear elevation. The basement and ground floor extension would close the gap with No. 131, but will retain the overall rhythm.

The mansard roof extension would meet CPG1 in terms of the overall form and scale. The proposed mansard roof is set back from the parapet wall to the front elevation, would be lower in size and scale of some of the neighbouring roof additions, and retain the valley profile. The wider terrace does not have an unimpaired roofline and the proposed mansard would be similar in form to the other mansard roofs in the terrace such as at Nos. 131, 135 and 137 Malden Road.

The replacement of the windows to the front elevation would match the existing windows in design and materials, the timber sash windows would be double glazed and the single pane window design to the rear has been revised to timber sash double glazed windows.

The proposal was accompanied by a daylight/sunlight report which concludes acceptable daylight and sunlight levels would be retained by neighbouring properties and the glazing of the two storey infill extension nearest No.131 Malden Road is conditioned to be obscured glazing to protect privacy and prevent overlooking into the kitchen window. Furthermore, the proposal is unlikely to cause undue harm by way of overshadowing or loss of outlook.

2 objections were received from No. 131 Malden Road, and addressed separately. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP8, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 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).

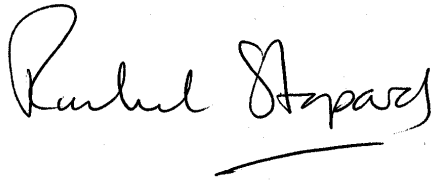
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities