

Mrs Cordelia Hanel
PURA LTd
36 Gloucester Avenue
London
NW1 7BB
United Kingdom

Application Ref: **2016/2868/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

25 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
104 Cleveland Street
London
W1T 6NU

Proposal:

Construction of a mansard roof extension and installation of air conditioning unit and rooflights

Drawing Nos: 100B, 102B, 103A, 104B, 105A, 200C, 202C, 203C, 204C, 205A, 11101-NIA-01 (Noise Survey dated 11th May 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 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: Location Plan, 100B, 102B, 103A, 104B, 105A, 200C, 202C, 203C, 204C, 205A, 11101-NIA-01 (Noise Survey dated 11th May 2016).

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

- 4 The external noise level emitted from plant, machinery or equipment at the development with associated noise enclosure mitigation hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

- 5 Prior to use of the installation at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

- 1 Reason for granting planning consent:

The proposed development is a mansard roof extension above the existing rear outrigger to the rear of 104 Cleveland Street, facing onto Fitzroy Mews. The mansard extension would be built above the existing single height mansard to the rear outrigger and would connect with the existing double mansard to the main roof. It would have an angled side (south) elevation wall (facing Fitzroy Mews) to match the pitch of the mansard below. It would have an angled rear (east) elevation wall and vertical (north) brick-built parapet wall. The extension would contain a window in the south elevation facing Fitzroy Mews and would involve alterations to an existing rear facing dormer window. The development also

includes a rooflight above the main roof and an air conditioning unit within a louvred plant enclosure.

The proposed rear mansard roof extension would have a design which would integrate well with the main roof of the existing building. It would meet CPG1 in terms of the overall form and scale. It is noted that the main roof of the building contains an existing double height mansard and the design of the rear extension would be architecturally sympathetic to its design and character and would retain the overall integrity of the roof form. Mansard additions are characteristic of the area and the proposed development would harmonise well into this surrounding context. The development would also not harm the character of the conservation area or the setting of the adjacent listed building. The proposed rooflights and window alterations would also not harm the overall character of the building. Overall, the development would respect the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies DP24 and DP25.

The mansard extension would provide an additional bedroom for the existing top floor flat at this property and the associated alterations include window alterations and an air conditioning unit. This development would not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy DP26.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area/adjacent listed building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection from a neighbour has been received and this, as well as the planning history of the site, have been 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, 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 2016; 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

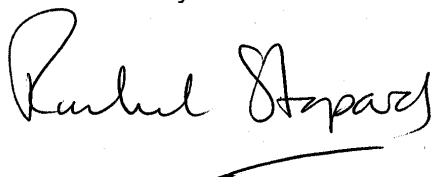
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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
Executive Director Supporting Communities