

Mr Stephen Tween
More Space
112 Gunnersbury Avenue
London
W5 4HB

Application Ref: **2016/3003/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

25 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 College Lane
London
NW5 1BJ

Proposal:
Erection of a mansard roof extension with front and rear dormers.
Drawing Nos: LW2016/00039/01; LW2016/00039/02; LW2016/00039/03;
LW2016/00039/04; LW2016/00039/05; LW2016/00039/06; LW2016/00039/07;
LW2016/00039/08; LW2016/00039/09

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 The development hereby permitted shall be carried out in accordance with the following approved plans [LW2016/00039/01; LW2016/00039/02; LW2016/00039/03; LW2016/00039/04; LW2016/00039/05; LW2016/00039/06; LW2016/00039/07; LW2016/00039/08; LW2016/00039/09]

Reason:

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed erection of a mansard roof extension is acceptable in principle. The building does not already have an additional storey or mansard; College Lane is narrow and consists of varying rooflines and building forms and does not have an unimpaired roofline; and the proposed mansard would be similar in form to the mansard roof extensions at No. 16, 17 and 18 College Lane. The proposed mansard extension would not excessively raise the roof ridge; the lower slope of the front roof would rise from behind the parapet and the pitches of the roof would be acceptable.

The existing building has a shallow pitched hipped roof and has been identified as making a positive contribution to the character of the Dartmouth Park Conservation Area along with nos. 1-8, 10-15, and 18-23, however it is not listed. It is considered that the proposed extension is sympathetic to the existing built form and would not be detrimental to the character of the conservation area.

The detailed design of the roof extension, with painted white timber sash dormer windows of 1.2m and 1.0m in width, is considered appropriate to the traditional style and detailing of the building, and accords with the advice provided within

CPG1. The use of natural slate and lead flashing would also be in keeping with the character and appearance of the host building and wider conservation area. The windows in the mansard roof would align generally with the windows on the lower floors, and be constructed of matching materials, which is in accordance with CPG1 guidance.

It is not considered that the proposal would cause undue harm to nearby and neighbouring properties with regards to loss of light or outlook, or overlooking due to the context of the site and the scale of the proposal. Furthermore, although the extension would be partially visible from Highgate Road, it is considered that the submission of details and samples of external materials would ensure the proposal is of a high quality and does not compromise the character of the conservation area. The proposed mansard roof extension would not result in additional height or bulk that would dominate adjoining properties at either side, thus appearing as a discreet addition within the terrace.

No objections have been raised in relation to the works. 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and Policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2016; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

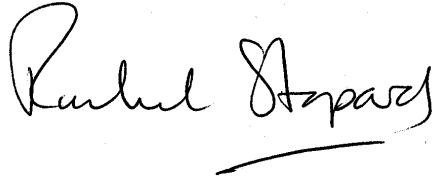
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 the name.

Rachel Stopard
Executive Director Supporting Communities