

Mr James King
Kingconroy architects
City Temple
Holborn Viaduct
London
EC1A 2DE

Application Ref: **2016/3344/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

17 August 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1st and 2nd Floor Flat
66 Queen's Crescent
London
NW5 4EE**

Proposal:

Erection of a mansard roof extension, first floor rear extension and alterations to the rear fenestration.

Drawing Nos: Design & Access Statement, PL00/001 Rev A, PL20/010 Rev A, PL00/100 Rev A, PL00/101 Rev A, PL00/200 Rev A, PL00/201 Rev A, PL00/300 Rev A, PL20/104 Rev B, PL20/201 Rev B, PL20/300 Rev B, PL20/101 Rev B, PL20/102 Rev B, PL20/103 Rev B & PL20/200 Rev C

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 Design & Access Statement, PL00/001 Rev A, PL20/010 Rev A, PL00/100 Rev A, PL00/101 Rev A, PL00/200 Rev A, PL00/201 Rev A, PL00/300 Rev A, PL20/104 Rev B, PL20/201 Rev B, PL20/300 Rev B, PL20/101 Rev B, PL20/102 Rev B, PL20/103 Rev B & PL20/200 Rev C

Reason:

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

- 4 Notwithstanding any provisions to the contrary, no additional windows or other openings shall be inserted into the side elevations of the development hereby approved, without first obtaining the written permission of the Local Planning Authority.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement 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.

Informatives:

- 1 Reason for granting permission

The proposed mansard roof extension would not appear uncharacteristic within the location with three examples of other mansard roof extensions on the group of seven terraces, including the adjacent building. The mansard is not a true mansard roof form however the principal elevation is a traditional design and therefore on balance it is considered acceptable in design terms. The proposed first floor rear extension would be marginally less than one full storey below the eaves of the host property, contrary to CPG1 design policy however, considering the existing rear extensions along the terraces it not be uncharacteristic and would appear subordinate to the host property. The proposed fenestration on both the principle elevation of the mansard roof extension and the rear elevation would be timber sash windows to match the existing.

The roof terrace created at the rear of proposed mansard roof would be approximately 6.2sqm in area and 1.2m in depth. The height and modest area of terrace are not considered to result in excessive noise to neighbouring properties or detrimentally impact the privacy of neighbouring properties rear amenity space.

The adjacent second floor rear window on No 64 would have a modest impact on the outlook from the window by obscuring the downward view to the northeast. However the dominant outlook from the rear window would not represent unreasonable harm in accordance with Guidance in CPG6 and Development Plan policy DP26.

Neighbouring properties have been consulted, three letters of support have been received at the time of writing this report. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 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 and 7.6 of the London Plan 2016.

- 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.
- 4 No part of the first floor flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

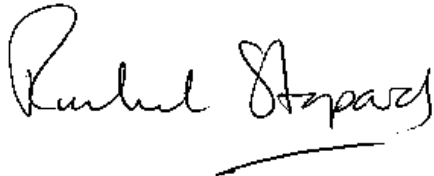
Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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