

Ms Sarrah El-Bushra
Gresford Architects
Unit B13
Bradbury St
London
N16 8JN

Application Ref: **2016/0259/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

6 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Ryland Road
London
NW5 3EA

Proposal:
Erection of mansard roof extension
Drawing Nos: 1533_001 (OS Extract); 1533_011; 1533_012; 1533_013; 1533_014;
1533_020; 1533_021; 1533_022_1533_030; 1533_031; 1533_110_RevB;
1533_111_RevB; 1533_112_RevB; 1533_113_RevB; 1533_120_RevB; 1533_121_RevB;
1533_130_RevB; 1533_131_RevB; Design and Access Statement

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: 1533_001; 1533_011; 1533_012; 1533_013; 1533_014; 1533_020; 1533_021; 1533_022_1533_030; 1533_031; 1533_110_RevB; 1533_111_RevB; 1533_112_RevB; 1533_113_RevB; 1533_120_RevB; 1533_121_RevB; 1533_130_RevB; 1533_131_RevB

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission was previously refused for a mansard roof extension (2012/3020/P). Whilst the subsequent appeal was dismissed, the inspector accepted the mansard would have no significant presence within, or impact upon, the streetscene. The inspector dismissed the appeal due to the impact of the mansard at the rear. The removal of any meaningful semblance of the butterfly roof was a significant issue.

This proposal would be set back behind the butterfly roof parapet. During the course of the application, the proposal has been significantly revised to set the mansard further back behind the front and rear parapet and the size and the position of the windows has been altered. Given the appeal decision, the retention of the butterfly roof profile and the subsequent amendments, the proposed mansard roof extension is considered acceptable. Overall, it is considered the proposed roof extension is sympathetic to the host building and will not be detrimental to the character and appearance of the Inkerman Conservation Area.

It is considered that the proposal would not harm the amenity of neighbouring residential occupiers by virtue of its position upon the roof.

No objections have been received in relation to the works. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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 Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 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).

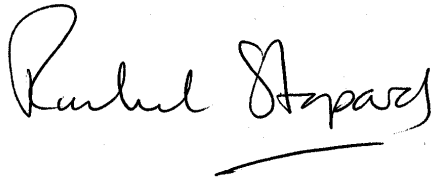
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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



Rachel Stopard
Executive Director Supporting Communities