

Mr Costas Anatolitis
Anatolitis Associates
28 Manor Road
EN6 1DQU

Application Ref: **2016/4604/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

7 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Healey Street
London
NW1 8SR

Proposal: Erection of a mansard roof and extension at ground floor and first floor level to the rear of the existing dwelling house. Installation of a glazed balustrade and glazed screening to create a terrace at first floor level to the rear of the existing dwelling house (Class C3).

Drawing Nos: PL-394-1 REV C; PL-394-2 REV C; PL394-3 REV C

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 Prior to commencement of use of the roof terrace, details of a 1.8 metre high privacy screen shall be submitted to and approved in writing by the local planning authority.

The screen as approved shall be erected on the south side facing no. 18 Healey Street prior to first use of the roof as a terrace and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans PL-394-1 REV C; PL-394-2 REV C; PL394-3 REV C.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

This application seeks to consolidate two previous planning permissions and to modify the previously approved first floor extension.

Planning permission ref 2014/4400/P dated 16/09/14 gave permission for the erection of a mansard roof extension and a ground floor rear extension with roof terrace above, and this is still extant.

Planning permission ref: 2016/1839/P dated 03/06/2016 granted permission for 'erection of a mansard roof extension and part 1 part 2 storey rear extension with 1st floor roof terrace, plus associated access door, balustrade and screening'.

The only variation between the two previous applications relates to the first floor rear extension. The proposed mansard and ground floor extensions remain consistent with the previous approvals and are acceptable.

This assessment therefore focuses on the variations to the first floor extension. The proposed first floor rear extension is to extend 0.5m further than that approved under the previous planning permission. The additional first floor extension would create a flank wall with a height and depth of 2.8m (instead of the previously approved 2.3m) along the boundary with no.14 at its first floor roof terrace. However, the impact of this resulting wall in terms of loss of light and outlook to neighbours would not be significantly worse than that caused by the existing privacy screen erected on the roof terrace. It is thus considered that the additional first floor element would not result in additional harm to the amenities of other neighbouring properties over and above the approved scheme. A privacy screen for the proposed roof terrace will be required to prevent overlooking to neighbours at no.18 on the other side.

The addition of a first floor rear extension would not lead to the overall scheme being excessively large or bulky and would continue to be subordinate and appropriate to the character and appearance of the dwelling and terrace of adjoining buildings. The overall scheme with this addition would be very similar in size and form to the neighbouring extensions approved and built at no.14.

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

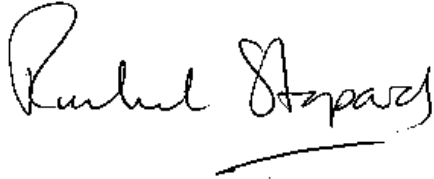
The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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