

Mr Alain Bernard  
254 Croyland Road  
London  
N9 7BG

Application Ref: **2016/4229/P**  
Please ask for: **Kasuni Thewarapperuma**  
Telephone: 020 7974 **3406**

10 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**58 Hadley Street**  
**London**  
**NW1 8TA**

Proposal:  
Erection of mansard roof and photovoltaic panels (proposed).  
Drawing Nos: P01.0; P02.0; P03.0 Rev. B; P04.0 Rev B; Revised 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 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

P01.0; P02.0; P03.0 Rev. B; P04.0 Rev B; Revised Design and Access Statement

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

- 4 Prior to the installation of the photovoltaic panels hereby permitted, full details of the siting, orientation and angle shall be submitted to and approved by the Local Planning Authority in writing. The panels shall not be installed other than in complete accordance with such scheme as has been approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission. [Delegated]

The existing valley roof to the rear would be preserved by the proposed roof extension. The roof would feature two dormer windows overlooking Hadley Street and will align with the windows below at 1st floor.

Amendments were received on 4th October 2016 revising the design from a flat roof mansard to a true mansard pitched at 70 degrees as recommended by pre-application discussions. While the pitched roof would not necessarily meet the 30 degree pitch, it is considered acceptable on balance in this instance, as it would have resulted in a bulky construction. Currently the top height of the roof would measure 4.2m.

While the site is not within a Conservation Area, the property is one of a group of locally listed buildings. Mansard extensions are a common feature in Hadley Street, where it appears to be a favoured and appropriate method of extending the properties. All materials proposed would match or be complementary to existing.

The railway embankment is located to the rear, so the only neighbours that would be impacted by the development would be Nos.56 and 60. Given the siting and the

scale of the proposed ground floor works and roof extension in relation to neighbouring properties, it is unlikely the development would cause detrimental harm to the amenity enjoyed by residents.

The photovoltaic panels are supported in principle. It is understood that the siting and orientation of the PV panels would need to be confirmed at time of installation. A condition will be included to ensure that they would not be installed in a manner that would be unduly harmful to the amenities of neighbours or when viewed from public areas.

No objections have been received in relation to this application and the site history has been taken into account in arriving at 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.

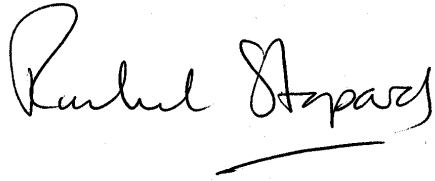
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard  
Executive Director Supporting Communities