

Mr Nikos Savvides  
Archi-Tone Ltd  
130 East Barnet Road  
New Barnet EN4 8RE

Application Ref: **2016/4547/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

18 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 King's Terrace**  
**London**  
**NW1 0JP**

Proposal:  
Erection of second floor mansard roof extension to dwelling house (Class C3)  
Drawing Nos: 16476- 01, 16476- 11 Rev C, 16476- 12 (dated May 2016); NGL444284.

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: 16476- 01, 16476- 11 Rev C, 16476- 12 (dated May 2016); NGL444284.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed mansard roof extension is considered to be appropriate by virtue of the surrounding roofscape context, as well as its scale and design. Within King's Terrace a number of mews properties now benefit from mansard roof extensions, with permission being granted most recently for another addition at number 3 (ref. 2014/6047/P).

The design of the proposed mansard roof extension would remain in accordance with Camden's Design Guidance (CPG: 1). Of the three original mews properties on the North Eastern side of the terrace (nos.2, 4 & 6); the application site is the only property to not feature a mansard roof extension. It is therefore considered that there is an established form of roof additions within the terrace and that this proposed development would help re-unite the appearance of the row. Revised plans show the extension to utilise a palette of materials which would be appropriate for the site and conservation area.

Due to the siting, extent and design of the proposed roof extension, the development would not impact upon the amenities of any neighbouring occupier to a level of detriment. The proposal therefore complies with policy DP26.

The site's planning history has been taken into account when coming to this decision. No objections/comments have been received in relation to the application. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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. The proposed development

also accords the London Plan 2016; and the National Planning Policy Framework 2012.

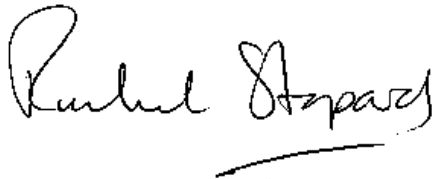
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities