

Mr Md Anwaruzzaman  
D Form Architecture  
16 Walker House  
Phoenix Road  
London  
NW1 1EN

Application Ref: **2016/5102/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

11 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1st and 2nd Floor  
63 Chalton Street  
London  
NW1 1HY**

Proposal:

Erection of mansard roof extension at 2nd floor roof level to provide additional accommodation to existing flat (Class C3).

Drawing Nos: Location plan: 01-31; 02-031; 03-031A; 04-031; 05-31A; 06-031; 07-31A; 08-031A.

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 [Location plan: 01-31; 02-031; 03-031A; 04-031; 05-31A; 06-031; 07-31A; 08-031A.]

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

#### Informative(s):

- 1 Reasons for granting permission:

The host building comprises 3 self-contained flats and the proposed roof extension would provide additional bedrooms to the maisonette on the upper floors. The mansard roof would be set back behind the roof parapets; the taller and more pronounced at the front and the 'V' shaped rear parapet; and its apex align with no.61. It includes timber framed double-glazed dormer windows that are aligned with the windows below on both elevations; and are of a design, scale and proportion characteristic of mansard roof design. Complementary materials are proposed such as natural grey fibre cement slate and lead dormer flashing; and the proposal is in compliance with CPG1. Overall, it is considered the proposed roof extension not only complements the host building it's also sympathetic to the terraced group with similar roof extensions and is considered acceptable.

Due to the proposed dormers sizes and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

No objections have been received prior to the determination of the application. 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

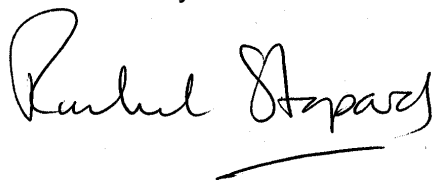
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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