

Ms Nicola Chambers
Pardon Chambers Architects Ltd
The Gardeners Cottage
The Lordship
Much Hadham
SG10 6HN

Application Ref: **2016/5187/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

24 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Castle Road
London
NW1 8PR

Proposal:

Erection of a mansard roof extension with roof terrace to the rear elevation and a new single storey rear extension with terrace at second floor level all associated with the conversion of the existing 2 Bed self-contained flat into a 1 x 3bed maisonette.

Drawing Nos: 1606_1010, 1606_1011, 1606_1012, 1606_1023, 1606_1021, 1606_1100, 1606_1101, 1606_1102, 1606_1103, 1606_1104, 1606_1340, 11606_1210, 606_1230, 1606_1034 and Design and Access Statement from Pardon Chambers.

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 1606_1010, 1606_1011, 1606_1012, 1606_1023, 1606_1021, 1606_1100, 1606_1101, 1606_1102, 1606_1103, 1606_1104, 1606_1340, 11606_1210, 606_1230, 1606_1034 and Design and Access Statement from Pardon Chambers.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 1 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The form, materials and detailed design of the proposed mansard roof extension is considered acceptable and would be of a scale similar to the previous permission granted under reference 2014/2831/P, dated 11th August 2014.

The mansard roof extension would have limited visual impact and would be set back from the front parapet wall by 700mm; the internal ceiling height would be planning guidance compliant, measuring 2.3m in height. The mansard roof extension would be of a traditional design with pitched roof, the roof would be constructed behind the parapet with a continuous slope of 70 degree in accordance with CPG1. The notable change would be the increase in overall height of the mansard, which would enable the creation of an additional 4sqm of usable internal floorspace. The mansard roof extension would be designed with 2x lead cladded dormers to the front and 1x lead cladded dormer to the rear, which is

considered to be acceptable.

The proposed single storey rear extension at second floor level was also approved under planning permission reference 2014/2831/P. The extension is considered to be a subservient addition and would be appropriate in design and appearance to the age, style and scale of the host building in accordance with Policy DP24 of the LDF.

The proposed rear extension would retain a small roof terrace to the rear elevation at second floor level, which is welcomed.

The conversion of the 1 x 2Bed flat into 1 x 3Bed maisonette would provide adequate internal rooms sizes in accordance with CPG2. The 3 Bedroom maisonette would also meet the recommended guidelines contained within the London Plan (2016) for a 3-bed-4-person maisonette. The maisonette would have a combined floor area of approximately 89sqm including the terrace areas at second and third floor levels. The proposed maisonette would benefit from adequate levels of daylight, outlook and natural ventilation.

The proposals would not introduce any new vehicular parking facilities and would seek to retain the existing spaces that are currently associated with the property. As no additional residential units are to be created it is deemed reasonable for the proposal to retain the spaces and is thus in-keeping with policy DP18. The proposal would require 1 x additional enclosed cycle storage area which would be secured by condition.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policy CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP17, DP18, DP24 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

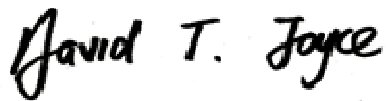
construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities