

Mr Steve Weller
Wellcare Ltd
Downsview
Tot Hill
Headley
KT18 6PY

Application Ref: **2016/4635/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Mornington Terrace
London
NW1 7RS

Proposal:
Replacement of existing glazed roof over side conservatory by a slate roof with 3 rooflights
Drawing Nos: OS extract, 34MT/003 Rev A, 34MT/004, 34MT/005, 34MT/006 Rev A, 34MT/007, 34MT/009, 34MT/010, 34MT/011, 34MT/012, 34MT/013, 34MT/014, 34MT/015, Design, access and heritage statement, Conservation rooflight manufacturer's details.

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 policies 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: OS extract, 34MT/003 Rev A, 34MT/004, 34MT/005, 34MT/006 Rev A, 34MT/007, 34MT/009, 34MT/010, 34MT/011, 34MT/012, 34MT/013, 34MT/014, 34MT/015, Design, access and heritage statement, Conservation rooflight manufacturer's details.

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

- 4 The rooflights hereby approved shall be conservation-type, installed flush with the roof slope.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The application seeks to alter the roof structure and material of an existing single storey infill extension approved in 2009 for the purpose of improving the building's thermal properties. The existing extension is fully glazed with a black metal structure and lean-to roof. The proposal, as revised, replaces it with a more traditional insulated roof clad with natural slate roof tiles and containing three conservation rooflights with black external profiles and black glazing bars.

The principle of replacing the existing lightweight glazed roof with a slate-clad roof is considered to be acceptable as the new roof would be sympathetic to the special architectural character of the host building, through use of traditional detailing and materials to match the original. Although the new roof would not have as lightweight an appearance as the current structure, the rear elevation would remain fully glazed and would have 3 rooflights and so it is considered that the visual distinction from the original structure would be maintained. The alterations are considered appropriate to the character and appearance of the listed host property, the terrace of buildings of which it forms part and the conservation area.

Special attention has been paid to the desirability of preserving the listed building and its setting and any features of special architectural or historic interest which it

possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

As there would be no increase in height to the roof structure and the amount of glazing would be reduced, the development would have an equal or less impact on the residential amenity of neighbours.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP25 and DP26 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.

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

David T. Joyce

David Joyce
Executive Director Supporting Communities