

Mr Alistair EWEN
Lime Tree Designs
23 Fieldway
Lindfield
RH16 2DD

Application Ref: **2016/6955/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

15 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Maisonette 1st and 2nd Floor
40 Stratford Villas
London
NW1 9SG**

Proposal:

Erection of a mansard roof extension including front and rear dormer windows.
Drawing Nos: Site location plan; P001; E/ (002, 003, 004); PSS/ (05, 06); E007.

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; Site location plan; P001; E/ (002, 003, 004); PSS/ (05, 06); E007.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed flat top mansard roof extension is acceptable in principle due to the established form of mansards on neighbouring properties. A total of 8 out of 16 properties currently benefit from mansard roof extensions. The design of the proposed mansard roof extension would be of a traditional 70 degree roof design, would not appear excessively tall and aligns with the height of adjacent building at No. 38 Stratford Villas. It is therefore in accordance with Camden's Design Guidance (CPG: 1).

The proposal includes the installation of two dormer windows to the front and rear elevations. The mansard roof extension at the adjacent property, No. 38 Stratford Villas, includes dormer windows of a similar design. The proposal is therefore not out of character with neighbouring properties along this part of the street and would preserve the Camden Square Conservation Area.

The location and position of the proposed roof extension with dormers would not impact on amenities of neighbouring properties in terms of outlook, privacy or loss of light.

No comments have been received prior to the determination of this application. The site's planning history was 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 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).

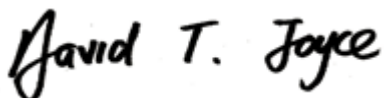
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Joyce
Executive Director Supporting Communities