

Mr Benjamin Carr  
CSA  
2 Providence Yard  
London  
E2 7RJ

Application Ref: **2015/5794/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

8 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**66 Malden Road**  
**London**  
**NW5 4DA**

Proposal:

Erection of mansard roof extension with inset rear roof terrace and associated balustrade and acoustic screen, and replacement of the first and second floor timber single glazed windows to the front and rear elevations with double glazed timber sash windows.

Drawing Nos: 100 P1, 101 P1, 102 P1, 150 P1, 200 P1, 311 P1, 3112 P1, 300 P1, 3113 P1, 103 P1, 3310 P1, 3201 P1, 3403 P1 and the Design and Access Statement dated 03/03/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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).

Director of Culture & Environment

- 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 [100 P1, 101 P1, 102 P1, 150 P1, 200 P1, 311 P1, 3112 P1, 300 P1, 3113 P1, 103 P1, 3310 P1, 3201 P1, 3403 P1 and the Design and Access Statement dated 03/03/2016.

Reason:

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

Informatives:

- 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 similar design to the previous application granted under appeal (appeal ref: 2224690) dated 8th December 2014.

The mansard roof extension would have limited visual impact on the conservation area due to its height, scale and setting. The notable change would be minor increase in height and the installation of the acoustic screen to the rear elevation which is was required by the previous appeal decision, details of which are considered acceptable. As such, the proposed extension would be considered to be appropriate to the age, style and scale of the host building. The characteristic rear chimney stack and butterfly roof would be retained and the height of the internal ceiling would be increased and would not offer any visibility to the rear. Furthermore, the changes proposed would not unbalance the uniformity of the terrace as a whole. The proposal is therefore considered to preserve the character and appearance of the building and this part of the West Kentish Town Conservation Area.

The mansard roof extension and the parapet wall would not project out from the facades of the existing building the proposed works would not result in any harmful loss of daylight, sunlight or outlook to the neighbouring occupiers and would not create further overlooking than is already experienced under the existing circumstances on site.

It is proposed to change the windows to the front and rear elevation at second and

third floor level, the windows would be of a similar size and design to the windows being replaced and the glazing would be increased from single to double glazing. As such, the windows would be acceptable in design and appearance in accordance with the West Kentish Town Conservation Area and the LDF.

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

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

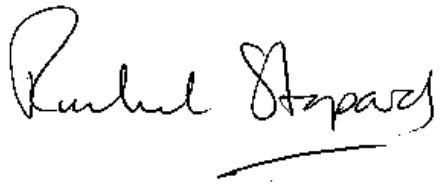
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Rachel Stopard  
Director of Culture & Environment