

Mr Roger Crimlis
Architecture + Urban Design Bureau
60 Farleigh Road
London
N16 7TQ

Application Ref: **2017/1399/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

11 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
51 Prince of Wales Road
London
NW5 3LL

Proposal: Erection of mansard roof extension with new dormer windows to front and side elevations and the demolition and rebuilding of single storey lean-to extension.

Drawing Nos: A100A, A101, A102, A103, A104, A106, A107, A110B, A111G, A112C, A113E, A114A, A115 and Design & Access Statement dated 06/03/2017.

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).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: A100A, A101, A102, A103, A104, A106, A107, A110B, A111G, A112C, A113E, A114A, A115 and Design & Access Statement dated 06/03/2017.

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

- 3 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.

Informatives:

- 1 Reasons for granting permission.

The proposed flat topped mansard extension would have a suitable traditional design which would harmonise with the existing building. It would be set behind the parapet, with a 70° pitch, a slate hung façade and modestly proportioned dormer windows aligned with the windows below. The adjacent property, No.2a Hadley Street, has an existing mansard roof extension and such extensions are characteristic of the area. The property is therefore considered to be suitable for such a roof extension. The part removal of the parapet in the front of the dormers would match the design of the adjacent mansard extension and other similar extensions in the area. The mansard extension proposed is also a matching resubmission of a previously approved application (ref. 2013/3474/P) dated 16/12/2013.

The proposed rebuilding of the single storey rear lean-to extension would be a sympathetic alteration to the building. Overall, the design of the development would harmonise with the building and would not harm the character of the area.

The extension would not result in any amenity impact on neighbouring properties.

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

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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the London Borough of Camden Local Plan Submission Draft 2016. 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).

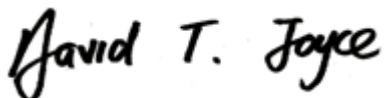
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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