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RH6 0PA

Application Ref: **2017/1653/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

25 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**23 Cliff Villas**  
**London**  
**NW1 9AT**

Proposal:  
Erection of additional storey at second floor level with mansard roof at third floor level following removal of second floor mansard and third floor lantern extension to dwelling house (Class C3).

Drawing Nos: 10-001, EX-001, EX-002, EX003, EX-004, EX-005, PL-001, PL-002, PL-003, PL-004, PL-005, Design & Access Statement ref 11-11.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 10-001, EX-001, EX-002, EX003, EX-004, EX-005, PL-001, PL-002, PL-003, PL-004, PL-005, Design & Access Statement ref 11-11.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Draft Local Plan

#### Informative(s):

- 1 Reasons for Granting Permission (Delegated)

The application site is located at 23 Cliff Villas, which is a wedge shaped site located at the junction with Camden Park Road containing a 4 storey building, which includes a mansard roof and roof lantern. The site is not located in a Conservation Area, but is located adjacent to the Camden Square Conservation area. The adjacent row of buildings on Cliff Villas are Locally Listed Buildings.

The proposed development is the erection of additional storey at second floor level with a mansard roof at third floor level following the removal of the existing second floor mansard with roof lantern. The application is the resubmission of a former planning permission (ref: 2012/5173/P) which was granted on appeal (ref: APP/X5210/D/13/2191399).

The proposed replacement of the existing mansard roof with a second floor level and mansard would appear adequately subordinate to, and would respect the layout of the existing buildings on Cliff Villas. The second floor level would also match the traditional architectural composition of the existing first floor of the building and would have a set back which would allow the quoins on the adjacent building to be viewed. The proposed mansard roof would have a have a traditional design and would harmonise with the building on the site.

The development would not project beyond the front and rear building lines of the adjacent property at 22 Cliff Villas and there are no windows on the side elevation of that building. The development would therefore not impact on the amenity of neighbouring residents.

The proposal matches a development which was previously approved at this site

(ref: APP/X5210/D/13/2191399). There have not been any material changes in Council policy which would justify a different decision on this application. It is acknowledged that the adjacent row of buildings on Cliff Villas are now Locally Listed Buildings (designated 2015), however the development would enhance the character of the site on the streetscene and would not harm the character of those adjacent buildings.

The planning history of the site and the objection received have been 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft. 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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  
Director of Regeneration and Planning