

Mr Jitendra Panchal
MR Partnership Ltd
41 Foley Street London W1W 7TS
United Kingdom

Application Ref: **2017/2048/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 A Willoughby Road
LONDON
NW3 1RP**

Proposal:

Replacement of existing pitched roof with mansard roof extension to dwellinghouse (C3)
Drawing Nos: 2645 001, 2645 050 Rev A, 2645 051 Rev A, 2645 052 Rev A, 2645 053
Rev A, 2645 060 Rev A, 2645 061 Rev B, 2645 062 Rev B, 2645 063 Rev B and 2645 064
Rev B, Design & Access Statement dated April 2017, Sun/Daylight Calculation

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 and policies D1 and D2 of the Emerging Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
2645 001, 2645 050 Rev A, 2645 051 Rev A, 2645 052 Rev A, 2645 053 Rev A, 2645 060 Rev A, 2645 061 Rev B, 2645 062 Rev B, 2645 063 Rev B and 2645 064 Rev B, Design & Access Statement dated April 2017, Sun/Daylight Calculation

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

Informative(s):

- 1 Reasons for granting

Planning permission is essentially sought to renew an application that was initially granted consent under planning ref 2008/3324/P (dated 06/10/2008) and most recently under planning permission 2014/4361/P (dated 21/08/2014). Since this time, the Emerging Camden Local Plan has been given substantial weight; however, there have been no changes to design policy that would have implications for the acceptability of the mansard roof extension. A reassessment of the design is therefore not considered necessary.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of the nature and location of works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has 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, and 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 Emerging Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning

Policy Framework 2012.

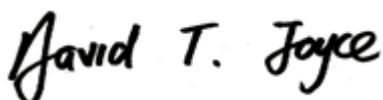
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 3 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).
- 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 Joyce
Director of Regeneration and Planning