

Mr Ian Bolt
Hartleys Projects Ltd
PO Box 43391
London
N5 1SZ

Application Ref: **2017/2311/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

16 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Reed's Place
London
NW1 9NA

Proposal: Erection of mansard roof extension.

Drawing Nos: RP.01.01; RP.01.02 Rev. C; RP.01.05; RP.01.06; Design and Access Statement (Prepared by Hartleys Projects Ltd).

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 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 Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans RP.01.01; RP.01.02 Rev. C; RP.01.05; RP.01.06; Design and Access Statement (Prepared by Hartleys Projects Ltd).

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

Informatives:

- 1 Reasons for granting permission.

The host property is the only remaining building on this side of Reed's Place that has not been altered at roof level. Therefore, the proposed roof extension would not break an unaltered roof line or an unimpaired terrace of buildings, in line with adopted planning policy and CPG1 guidance.

The proposed flat topped mansard roof extension would replace the unaltered valley roofscape and would be of a traditional design set behind the existing front and rear parapets. The front roof slope would be tile hung in slate and 6 rooflights of the same style and alignment as the front rooflights to the adjacent neighbouring properties would be inserted into the front roofscape. Although the pitch of the front roof slope would not comply with CPG1 guidance, it would match the design of the neighbouring roof extensions and would be obscured by the flank parapet wall, which would be built up and angled at a pitch of 70 degrees to the front and rear; therefore it is considered to be acceptable in this instance.

The host building has been identified as making a positive contribution to the Jeffrey's Street Conservation Area, and the rear and flank elevations of the property are highly visible from Royal College Street to the west. Whilst the original proposal submitted to extend the rear elevation of the building above the rear parapet was not considered acceptable in design terms, revisions were sought, and it is considered that the revised proposal to retain the rear valley parapet and construct a rear mansard roof slope with three dormer windows behind this would safeguard the character and appearance of the host building. The existing flank chimney would also be built up and the chimney pots reinstated above the roof extension. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Jeffrey's Street Conservation Area.

Given the scale, form and location of the works, it is not considered that the proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

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 2013.

No objections have been received prior to making this decision. 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2 and G1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

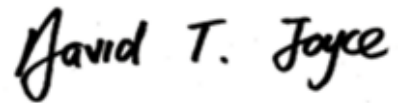
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning