

Mr. Tony Covey  
The Design Works  
32 Grange Road  
Plympton  
Plymouth  
PL7 2HY

Application Ref: **2016/6358/P**Please ask for: **Nora-Andreea  
Constantinescu**Telephone: 020 7974 **5758**

7 August 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Flat B  
86 Mill Lane  
London  
NW6 1NL**

Proposal:

Mansard roof extension with balcony to the rear, to residential Flat B (Class C3).

Drawing Nos: 161028/02 Rev C; 161028/04; 161028/05 Rev C; 161028/06; 161028/07;  
161028/08; 161028/12 Rev C; 161028/14 Rev C.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

161028/02 Rev C; 161028/04; 161028/05 Rev C; 161028/06; 161028/07;  
161028/08; 161028/12 Rev C; 161028/14 Rev C.

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

#### Informative(s):

- 1 Reasons for granting permission:

The application is a three-storey terrace property with a butterfly roof. The neighbouring properties at nos. 92, 90 and 88 Mill Lane have been previously extended with a mansard roof extension.

The proposed mansard extension would have a front sloped wall with two small dormer which would replicate the size and appearance of the existing neighbouring ones. The mansard would extend to the rear with glazed doors and small balcony with glazed balustrade, retaining the V shape of the valley roof.

The materials proposed are natural slate finish with led covered dormers. The party walls would be built in second hand London stock bricks to match the existing buildings.

It is therefore considered that the proposed mansard extension would be in line with CPG1 (Design), be subordinate to the host property and would retain the existing appearance and character of the streetscene and wider area.

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

The proposed development is in general accordance with Policies G1 (Delivery and location of growth, A1 (Managing the impact of development) and D1 (Design) of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

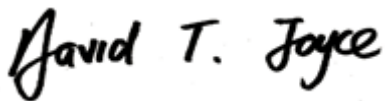
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning