

Miss Amy Docherty
Studio Carver
37 Alfred Place
London WC1E 7DP

Application Ref: **2017/4303/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

22 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Healey Street
London NW1 8SR

Proposal:
Erection of mansard roof extension with front rooflights and rear dormers
Drawing Nos: Design and Access Statement, 1704_PL_010, 1704_EX_020,
1704_PL_300, 1704_EX_300, 1704_PL_200, 1704_PL_020, 1704_EX_200,
1704_PL_101, 1704_EX_100, 1704_EX_101.

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- Design and access statement, 1704_PL_010, 1704_EX_020, 1704_PL_300, 1704_EX_300, 1704_PL_200, 1704_PL_020, 1704_EX_200, 1704_PL_101, 1704_EX_100, 1704_EX_101.

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

Informative(s):

- 1 Reasons for granting permission.

Whilst Grafton Crescent adjoins the rear, it is considered that only the properties at 19 - 31 Healey Street are visible and prominent from this road and therefore the application site is not in view from Grafton Crescent.

The proposed mansard would have a shallow front roofslope with rooflights and a steep rear pitch with dormers. This will not be a true mansard and is contrary to design advice in Camden Planning Guidance which recommends a pitch of 49°-70°. Furthermore the terrace along the eastern side of Healey Street remains largely unimpaired by extensions at roof level and guidance resists extensions which erode such an unaltered roofscape. However a mansard roof extension has been very recently allowed on appeal on 27.07.2017 for the next door property of no.13. This is a significantly material consideration as it was allowed in the context of current Local Plan policies.

This neighbouring mansard was allowed on appeal on the basis that, according to the Inspector, the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm. It was considered that the proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. Nos 15 and 25 Healey Street have roof extensions and it was considered that these extensions did not cause any unacceptable harm to the existing roofscape. It was concluded that the proposal would not have any unacceptable detrimental impact on the character and appearance of the area or the host building. Thus it is considered that a precedent has been set for the principle of roof extensions within this part of the road on the basis that the design and form would not harm the roofscape.

The proposed mansard roof extension would be similar in sectional profile to the roof extension allowed at No.13C Healey Street. The proposal would comprise two rooflights to the front elevation and two dormer windows to the rear which differs from the neighbouring approved scheme which had dormers at both front and rear. However this variation of detailed elevational design is acceptable. The proposed

design has attempted to be sensitive to the location and reduce its prominence. Given its similar design to that allowed on appeal at no.13, the proposed extension is considered acceptable in this instance in terms of its scale and setting to the host building.

Given the location of the roof extension, its sloping profile and its distance from the surrounding properties, the proposal is not considered to harm the amenity of neighbouring properties in terms of sunlight, daylight, outlook or privacy.

One objection was received prior to making this decision. This and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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