

Michael Fitzgerald
Lamorna
Middle Street
East Harptree
BS40 6AZ

Application Ref: **2017/3935/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

25 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 27
Rowan House
Maitland Park Road
LONDON
NW3 2EY**

Proposal:

Erection of roof extension to extend top floor flat onto existing terrace

Drawing Nos: Site location plan, (544.P.) 01, 02, 03, 04, 06, 07revA, 08revB.

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: Site location plan, (544.P.) 01, 02, 03, 04, 06, 07revA, 08revB.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed roof extension would be a lightweight addition to the host 1960's concrete residential block. The top floor contains two flats with large roof terraces. The proposed extension would expand one of the existing top floor flats (number 27) onto its own roof terrace. Following Officer's advice the proposals have been revised so that the materials ensure the lightweight appearance of the extension. The use of glazing and timber would reduce its bulk with the use of white painted timber slats to mirror the existing pergola over the terrace. The scale and visual effect of the extension on the host building would be sympathetic. As the extension would not be across the whole roof, it would not significantly unbalance the composition of the building and would not harm the character of the streetscene and local area.

On the west side of the building the proposed extension would be located next to flat no. 28 where the application site has an adjoining terrace. The extension would replace an existing privacy screen and extend 1.3metres beyond that. The flats at roof level contain a large amount of glazing and the protrusion of the extension beyond the privacy screen would not give rise to any unacceptable loss of light to the adjoining residential occupiers. The proposals would in fact increase the privacy of the terrace for occupiers of number 28.

No comments 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 D1 and A1 of the London Borough of Camden Local Plan 2017. The proposal 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).

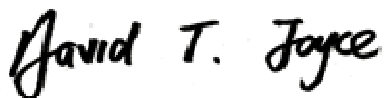
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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