

Mr George Young
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Notting Hill
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Application Ref: **2017/4236/P**Please ask for: **Nora-Andreea
Constantinescu**Telephone: 020 7974 **5758**

16 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**140 Arlington Road
London
NW1 7HP**

Proposal:

Mansard roof extension including two dormers to front and two dormers to rear elevations,
to residential dwelling (Class C3).

Drawing Nos: 001/A1/PL/001 Rev. A; Design and Access Statement.

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 policies D1 and D2 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:

001/A1/PL/001 Rev. A; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The application property is the end of a terrace row of six properties, where four of them benefit from mansard extensions, previously granted permission. The application building as well as its group are considered to be positive contributors to Camden Town Conservation Area. Opposite the application site lies a row of Grade II listed buildings with original valley roofs.

The proposed roof extension would be a flat top mansard with a 2.3m internal height, and 70 degrees angle at the lower slope, which is in line with CPG1. The mansard would be covered by artificial slate tiles to match the neighbouring properties, with the brick gable and stone coping.

On the front elevation the proposal includes two dormers, which align with the windows below and are similar in design and appearance with the ones existing at the neighbouring properties. To the rear elevation, another two dormers are proposed similar with the ones to the front. The dormers would be lead clad with traditional timber sash windows to match existing.

The proposed mansard appears as a subordinate extension, which responds and preserves the existing local character and appearance of the application building and adjacent ones.

The proposal includes the extension of the existing chimneys along the boundary with 138 Arlington Road, as part of the mansard extension. This is considered to preserve the existing character of the buildings and therefore is considered acceptable.

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.

No objections were 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 Camden Local Plan 2017, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development).

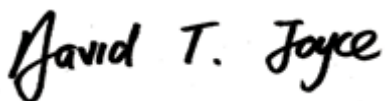
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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