

Mr Richard Webb
WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Application Ref: **2017/5151/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

4 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
51 Pratt Street
LONDON
NW1 0BJ

Proposal:

Alteration to the roof form involving the addition of a third floor mansard roof extension including a raised chimney height and raised side partition wall; Addition of a front facing roof terrace at third floor level

Drawing Nos: 1229.01.00, 1229.01.01, 1229.01.02, 1229.01.05, 1229.03.01, 1229.01.11, 1229.01.12, 1229.01.13, 1229.02.01, 1229.02.02, 1229.03.02, 1229.03.12, 1229.03.11(B), 1229.01.14(D), 1229.01.15(D), 1229.02.11(D)

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: 1229.01.00, 1229.01.01, 1229.01.02, 1229.01.05, 1229.03.01, 1229.01.11, 1229.01.12, 1229.01.13, 1229.02.01, 1229.02.02, 1229.03.02, 1229.03.12, 1229.03.11(B), 1229.01.14(D), 1229.01.15(D), 1229.02.11(D)

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

Informative(s):

- 1 Reasons for granting permission.

The proposal for a mansard style roof extension at third floor level, would sit entirely behind the front parapet and create a small front facing roof terrace. The position and size of the proposed front window and door openings were revised to be in proportion and in line with the windows on lower levels, in order to better preserve the building's character and symmetry.

No. 51 Pratt Street is part of a locally listed terrace of eight houses, four of which have undergone roof extensions or alterations behind the third floor parapet. As such there is no prevailing roof line and the addition of this extension and increased chimney height is not considered detrimental to the character of the terrace.

There are other similar scaled front facing roof terraces behind the front parapets in adjacent properties. Given the small scale nature of the terrace at 1.1m deep, and the distance to opposite dwellings across Pratt Street being greater than 20m, the formation of this terrace is not considered to cause unacceptable harm to neighbour amenity by way of loss of privacy or materially increased overlooking. The scale and siting of the development would not cause detriment to neighbour amenity by way of loss of daylight, sunlight or outlook.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

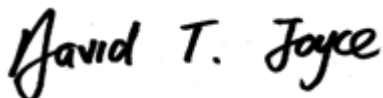
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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