

Mr Nicholas England
England Architecture
28A Lower Marsh
London
SE1 7RG

Application Ref: **2017/6285/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

16 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Charles Place
LONDON
NW1 2HW

Proposal:
Erection of mansard roof extension; Addition of second floor side window and raise height of two chimneys and rear flue
Drawing Nos: Site Location Plan, Existing.01, Existing.02, Proposed.01, Proposed.02, Proposed.03, Proposed.04

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, Existing.01, Existing.02, Proposed.01, Proposed.02, Proposed.03, Proposed.04

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

- 4 The proposed second floor rear window shall be non-openable and remain fixed shut at all times

Reason: To safeguard the amenity of occupants from noise and other disturbance arising from the adjacent flue

- 5 Prior to first occupation, sound insulation shall be provided for the development in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To ensure the development is not detrimental to the amenity of the building's occupants by way of noise and other disturbance in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

No. 2 Charles Place is a flat fronted two-storey mews building with large front and rear parapets. The proposed mansard roof extension will sit behind these existing parapets and be clad in natural slate to match adjacent roofs. The scale and design of the roof extension, and the proposed front and rear dormer windows, remains subordinate to the host building and preserves its recognisable mews typology. Whilst the prevailing building height within Charles Place is two-storey, there are a variety of roof forms in existence. The wider surroundings, including the rears of Drummond Street and Starcross Road contain mansard type slate roof forms, and the adjacent Exmouth Mews to the rear present a two-storey plus mansard style appearance. As such the proposed development respects the local context and character. Overall, the building scale will remain subordinate to the prevailing scale of the principal street frontage along Drummond Street.

By reason of its scale and siting in relation to neighbouring properties, the proposed development is not considered to result in harm to neighbour amenity by way of loss of daylight, sunlight or outlook. The front, side and rear elevations contain existing windows and the proposed addition of windows at second floor level is not considered to result in material loss of privacy to neighbouring

occupants.

In order to safeguard the amenity of its occupants from potential noise and other disturbance caused by the rear flue, conditions will be attached to this consent requiring the proposed second floor rear window to be fixed shut and a scheme of sound insulation to be submitted for approval by the local planning authority.

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 D1, A1 and A4 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.

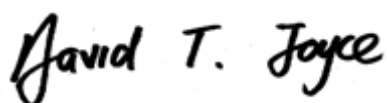
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning

