

Miss Shelley White  
Absolute Lofts SW London Ltd  
Godiva House  
1 Connaught Avenue  
Loughton  
Essex  
IG10 4DP  
United Kingdom

Application Ref: **2017/5860/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

19 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Hadley Street**  
**LONDON**  
**NW1 8SS**

Proposal: Erection of a mansard roof extension at second floor level.  
Drawing Nos: Location Plan and Existing and Proposed Plans: AL\_SEP17\_2HAD\_01 Rev G.

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: Location Plan and Existing and Proposed Plans: AL\_SEP17\_2HAD\_01 Rev G.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The proposed roof extension is considered to be acceptable as mansard style roof extensions are a common form of development in Hadley Street. The proposed development removes the existing butterfly roof and erects a mansard roof extension. Adjoining property to the north, No. 2A Hadley Street, currently benefits from a roof extension (planning permission reference: 2013/1985/P).

The proposal would have a mansard roof at an angle of 70 degrees to the front and rear. The roof extension would be set behind the front parapet in accordance with the Camden Planning Guidance. The extension would contain 2 x rooflight style windows on the front elevation and 2 on the rear elevation. The rooflights would be aligned with the windows on lower-floors, and follow a pattern of windows seen in roof extensions of dwellings within the terrace. The proposal would also result in the reinstatement of the original front parapet, in keeping with No. 4 Hadley, and other properties within the terrace.

The extension would be clad in slate tiles. The rooflight style windows would be aluminium and powder coated grey.

No objections have been received, The sites planning history and relevant appeal decisions were also taken into account when coming to this decision.

It is therefore considered that the proposed extension is of an appropriate design and mass, and would therefore be in keeping with the appearance of the host building and adjoining dwellings in the terrace.

In terms of residential amenity it is considered that the size, location and height of the extension would not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. Further, the property adjoins a rail corridor to the rear, thus there are no residential amenity concerns to the rear.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The development also accords with Policy 3 of the Kentish Town Neighbourhood Plan (2016) as well as the London Plan 2016 and the NPPF 2012.

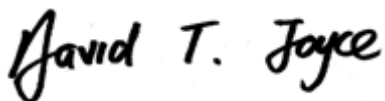
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 Joyce  
Director of Regeneration and Planning