

Mr Vishal Baichande
Charles Brice Ltd
95 York Street
London
W1H 4QG

Application Ref: **2017/4354/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

23 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
102 Cleveland Street
LONDON
W1T 6NT

Proposal:

Erection of rear roof extension including the addition of a rooflight and roof mounted air condenser unit.

Drawing Nos: LP01, LM01, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, WD.01 Rev B, WD.02 Rev B, WD.03 Rev B, WD.04 Rev B, WD.05 Rev B, WD.06 Rev B, Noise Impact Assessment (12677-NIA-01 RevA)

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 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: LP01, LM01, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, WD.01 Rev B, WD.02 Rev B, WD.03 Rev B, WD.04 Rev B, WD.05 Rev B, WD.06 Rev B, Noise Impact Assessment (12677-NIA-01 RevA)

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

- 5 Prior to use, plant or equipment and ducting at the development site shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear mansard roof extension is at third floor level, above the existing outrigger to the rear of 102 Cleveland Street, facing onto Fitzroy Mews. The mansard extension would be built above an existing single height mansard and flat roofed area above the rear outrigger and would connect with the existing mansard to the main roof. The proposal has been amended to be set back 0.4m from both the rear and side faces of the lower mansard level.

The extension would contain a single rear facing window, replacing the two existing, on the east elevation facing Fitzroy Mews. The development also includes a rooflight to the main flat area of roof and an air conditioning unit. The proposed air conditioning unit sits within a louvered screen and order to address concerns on visual impact, its siting has been revised to a location further back on the roof and

will not be visible from the street level within the conservation area. Its siting adjacent to a neighbouring duct structure, will further mitigate impact on the appearance of the roof.

It is noted that the main roof of the building contains an existing double height mansard, with a stepped back upper level. As such the design of the rear extension, retaining some set back, would be architecturally sympathetic to its existing design and character and would retain the overall integrity of the roof form.

Whilst the proposal is not in strict conformity with CPG1 design guidance, there are other two level mansard roof forms adjacent. On balance the proposed development would harmonise well into this surrounding context and not be detrimental to the character of the wider conservation area.

The proposed air conditioning unit has been assessed by the Council's Environmental Health Officer and found to be acceptable subject to conditions required as part of this permission.

Overall, the proposed development respects the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies D1 and D2. The proposed extension and addition of air conditioning plant would not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or noise in accordance with policy A1.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area/adjacent listed building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

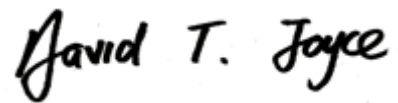
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning