

Application ref: 2017/7033/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 23 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Miller Architects
The Studio
11 Gage Ridge
Forest Row
RH18 5HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 A Willoughby Road
LONDON
NW3 1SA

Proposal:
Erection of roof extension to provide additional floorspace to existing dwelling house (C3)

Drawing Nos: S01; S02; P01; P02; Design & Access Statement (ref. DA/01); Email from agent dated 13/02/18 re: proposed materials

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 if in CA] 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: S01; S02; P01; P02; Design & Access Statement (ref. DA/01)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The provision of the roof extension is considered to be an acceptable alteration that would help unite it with its next door neighbour at no.28. The scale, massing and detailed design including the fenestration would mirror the recently consented extension at no.28 (granted under 2017/1222/P) which is considered to have established the appropriate scale of development for the application site. To the rear, the extension would appear as an additional sheer storey built in matching brickwork, as per the existing situation at no.28. The property and its neighbour would therefore be read as a more coherent pair in rear views. The extension would be clad in pre-weathered standing seam zinc to match the approved extension next door. As such the extensions would be read together as a pair in the way that they already do at ground and first floor levels.

Unlike the extension at no.28 which is mid-terrace, the glazing would wrap round the corner of the extension, providing a door that would access a small terrace on the northern corner of the property. The terrace would be provided within the existing footprint and as the parapet is of a sufficient height to provide a balustrade, it would not be read as an incongruous addition at roof level. It is considered a sufficiently modest size for there to be no concerns regarding the accumulation of objects that would detract from the character and appearance of the property and this part of the conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

One objection has been 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 policies A1, A3, D1, D2, T2 and DM1 of the London Borough of Camden Local Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

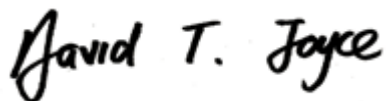
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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