

Application ref: 2017/7094/P  
Contact: Matthias Gentet  
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Date: 13 April 2018

**Development Management**  
Regeneration and Planning  
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Tekton DPW Architects  
12 Station Road  
Hanwell  
W7 3JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**85 Gloucester Avenue**  
**LONDON**  
**NW1 8LB**

Proposal:  
Erection of roof extension with front dormers and rear roof terrace with balustrade to create additional habitable space for dwellinghouse.

Drawing Nos: Design & Access Statement (revised 28/02/2018); [17/438/E/] 01, 02, 03, 04, 05; 17/438/LP/01; [17/438/P2/] 01revB, 02revB, 03revB, 04revB, 05revB.

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 policies 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: Design & Access Statement (revised 28/02/2018); [17/438/E/] 01, 02, 03, 04, 05; 17/438/LP/01; [17/438/P2/] 01revB, 02revB, 03revB, 04revB, 05revB.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to provide a mansard roof extension with rear roof terrace on an original valley roof. The roofscape along this terrace of properties on the southwestern side of Gloucester Avenue has been heavily altered over the years with the vast majority of roofs having been extended with mansards, dormers and roof terraces. Some have retained the valley rear parapet associated with butterfly roofs. However, in most cases, there is very little left, if anything, of the original details. In this instance, because of the altered roofscape, the predominance of roof extensions and the proposed retention of the butterfly roof profile, the roof extension as proposed would not appear as an anomalous addition. It would respect the unified character of the terrace and preserve the character and appearance of the streetscene, terrace of properties and wider conservation area. The roof extension is therefore considered acceptable on principle.

The detailed design of the front dormers and rear fenestration, as revised, is acceptable and conforms with surrounding roof extension designs. The balustrade is required for safety reasons and is acceptable in the context of a heavily altered roofscape with other similar terraces and parapet alterations at rear.

The development is therefore considered to be acceptable in terms of size, design, location and materials to be used. It will preserve the character and appearance of the host and adjacent properties, the conservation area, and the front and rear elevations.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have 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, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

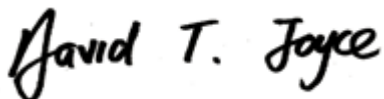
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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