

Application ref: 2017/5147/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 18 July 2018

Development Management
Regeneration and Planning
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Blustin Interiors
21 Faber Gardens
London
NW4 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Top floor flat
34 Mill Lane
London
NW6 1NR

Proposal:

Erection of mansard roof extension

Drawing Nos: Location Plan (unnumbered), 34ML010/2, 34ML010/3, 34ML010/4 & 34ML010/5

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 (unnumbered), 34ML010/2, 34ML010/3, 34ML010/4 & 34ML010/5.

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.

Proposed is the erection of a mansard style roof extension to the flat roof of this mid-terraced property. The property is located outside of a conservation area and there are no nearby listed buildings which would be impacted as a result of the proposed development.

In determining this application, it is noted that a similar scheme for a mansard roof extension to the flat roof was approved at the adjoining property no.36 (Ref: 2017/2062/P dated 08/06/2018).

The mansard roof extension would be of a traditional roof design with front dormers and rear roof lights. The windows on the front and rear elevation would align with the fenestration pattern on the lower floors of the building which is considered to be acceptable in design terms.

Whilst it is acknowledged that no.36 (adjoining) has planning consent for a similar scheme, this has not yet been built out. As such, the neighbouring properties do not have additional storeys at roof level, though in general the roofline of the terrace varies. The roofline of the proposed extension would be marginally higher than the adjacent properties, and would be visible from the public realm in long

views, however on balance would not be detrimental to the character and appearance of the area. Given the above assessment, surrounding context of development, and planning history on this and surrounding sites, it is considered that, on balance, the proposal is considered to be of an acceptable siting, scale and design.

The location and position of the proposed roof extension with dormers would not impact on amenities of neighbouring properties in terms of outlook, privacy or loss of light.

No comments were received following public consultation on the scheme. The site's planning history was taken into account when coming to this decision.

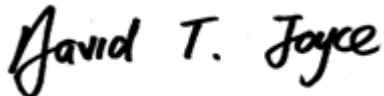
Given the above assessment, the proposed development is in general accordance with policies A1 & D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan (2015), the London Plan 2016, and the National Planning Policy Framework 2012.

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