

Application ref: 2018/2544/P
Contact: Stuart Clapham
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Development Management
Regeneration and Planning
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Mackover
Flat 2
2 Hermit Place
London
NW6 4BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
2 Hermit Place
London
NW6 4BZ

Proposal:

Erection of mansard roof. Alterations to front fenestration at ground and first floor level.
Drawing Nos: Site Location Plan, HERM/02V1, HERM/03V1, HERM/04, HERM05/V1.

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: Site Location Plan, HERM/02V1, HERM/03V1, HERM/04, HERM05/V1.

Reason:

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

- 4 The hereby approved roof lights to the southeast elevation of the mansard roof (as shown on drawing HERM/03V1) shall be obscurely glazed and retained in perpetuity.

Reason: In order to prevent unreasonable levels of overlooking to the flats to the rear and to ensure the privacy of future residential occupiers, in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard roof would measure 4.8m (W) x 12m (D) x 2.5m (H), would be pitched at 70 degrees and be set behind a 1.2m high parapet wall. It would be sited on a street of diverse roof designs and clad in slate. It would therefore be appropriate in design and sympathetic to the streetscape. The proposed dormer to the eastern side of the mansard roof would allow inclusion of a staircase and would be sufficiently set back such as not to be visible from the street.

To the front elevation, the current ground floor garage door will be replaced with a 2.5m x 1.4m window which, while large, would remain sympathetic to the character of the mews on account of its timber-framed materiality and glazing bars. At first floor level, the replacement of an existing window with French doors and Juliet balcony would be sympathetic to the existing fenestration proportions and be acceptable within the context of the streetscape. Following officer guidance, the applicant has removed the proposal to add render to the front elevation which was considered harmful to the character and appearance of the mews, and will instead make good the existing painted brickwork. As such, the application is considered acceptable in design and heritage terms.

The mansard roof will result in new outlooks to the north, south, east and west of the site. To the south of the site, velux rooflights will be obscured (secured by condition) to prevent harm to the privacy afforded to residential occupiers on the adjacent flats on Belsize Road. The outlook to the east and west will not result in outlooks to habitable rooms, while the outlook to the north will be onto the street and as such is considered acceptable. No other harm is anticipated to the amenity of nearby residential occupiers.

No objections have been received in response to the consultation. The planning

history of the site has been taken into account in making this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the development is considered in accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017 and the Priory Road Conservation Area Statement 2000. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

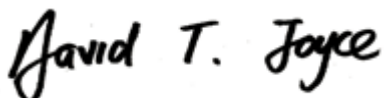
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Director of Regeneration and Planning