

Application ref: 2018/2936/P  
Contact: Sofie Fieldsend  
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Date: 8 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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ALI Architectural Services  
414 Coventry Road  
Small Heath  
Birmingham  
B10 0UF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B, 76 Delancey Street  
London  
NW1 7SA**

Proposal: Demolition of existing roof terrace, erection of a mansard roof extension with 2 dormer windows to front and 2 dormer windows to rear and reintroduction of butterfly parapet to rear and internal alterations including new staircase to roof level, relocation of kitchen, new fittings and reinstatement of door openings at first floor level (Renewal of extant planning permission 2014/1432/P and 2014/1506/L)

Drawing Nos: Job 177(P) 01 Rev.C, Job 177(P) 02 Rev.B, Job 177(P) 03 Rev.B and 02 A.

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: Job 177(P) 01 Rev.C, Job 177(P) 02 Rev.B, Job 177(P) 03 Rev.B and 02 A.

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

#### Informative(s):

- 1 Reasons for granting permission.

This application is a renewal of planning permission ref. 2014/1432/P, the proposed roof alterations are identical to this previous permission.

The existing roof terrace and associated railings are considered to be a detracting element from the appearance of the building and the character of the area. It is noted that the majority of the buildings within the terrace have similar roof extensions. The proposed mansard, including form, windows, and materials are in keeping with the design principles set out in CPG1.

The proposed roof extension is considered to be acceptable in principle as there is an established character across the terrace of which the building is a part. The reinstatement of the butterfly parapet is considered to enhance the appearance of the host property and the conservation area.

The proposed design changes to the rear elevation are considered to have an acceptable impact on the listed building and the conservation area. The reinstatement of the traditional butterfly parapet to the rear is considered to improve the appearance of the building, and be more in keeping with the original design of the building and the terrace in general. The changes to the pipes will consolidate the existing arrangement. The new hopper gutter to the rear is more in keeping with the original design of the building.

The proposal will result in the removal of an existing roof terrace and as such is considered likely to improve the privacy of adjoining and nearby properties. Based on the orientation of the site the additional bulk resulting from the proposal is not considered likely to have a material impact of the solar access, outlook or sense of enclosure of adjoining properties.

The proposed roof extension is therefore considered to have an acceptable impact on the amenity of adjoining and nearby properties.

Highways officers have confirmed no CMP or highways contribution is required for this development.

No comments were received during the statutory consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special regard has been given to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning