

Application ref: 2018/3968/P
Contact: Sofie Fieldsend
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Date: 16 October 2018

Development Management
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Ionic Plan & Design Ltd
78 Windmill Road
London
N18 1LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Princess Road
London
NW1 8JS

Proposal:
Erection of mansard roof extension with front dormers

Drawing Nos: 49/01A, 49/02A, 49/03A, 49/04A, 49/05A, 49/06A, 49/07A and site location plan.

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:

49/01A, 49/02A, 49/03A, 49/04A, 49/05A, 49/06A, 49/07A and site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Revisions were received during the lifetime of this application reducing the slope angle to 70 degrees and replacing the proposed two rear dormers with rooflights to comply with CPG 1 (Design). The principle of a mansard roof was granted under planning ref. 2011/2355/P; however, this permission was not implemented. Although a traditional mansard roof is not proposed, there are a number of examples in close proximity of flat mansard roofs and in the context of the street, its design is acceptable. It would match the height and detailed design of the adjoining property at No.51 Princess Road. The mansard would have a slate tile finish with twolead clad dormers and traditional timber framed sash windows on the front elevation which is acceptable. The proposal in terms of its siting, scale, materials and design would preserve the character and appearance of the host property and the wider conservation area.

The extension would not significantly harm neighbouring properties in terms of loss of light. The terrace has a south/west - north/east orientation and the roof extension would match the height of the mansard at No.51 Princess Road. The proposal is not considered to cause harm to neighbouring properties in terms of overlooking or privacy issues and it is not considered to create a sense of enclosure.

Highways officers have confirmed that no CMP or highways contribution would be required for this development.

No comments were received during the consultation period. The CAAC raised no objection. The planning history of the site has been taken into account when coming to this decision.

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 Area) 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,

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 2018.

- 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.

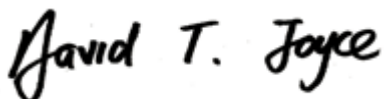
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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