

Application ref: 2018/4124/P
Contact: Kate Henry
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Date: 6 November 2018

Development Management
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Mr David Marsh
75 Fernlea Road
London
SW129RP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Reed's Place
London
NW1 9NA

Proposal: Erection of single storey rear extension; mansard roof extension

Drawing Nos: Site Location Plan at 1:1250; 101 Rev A; 102 Rev A; 201 Rev A; 202 Rev A; 203.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 101 Rev A; 102 Rev A; 201 Rev A; 202 Rev A; 203.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

The proposed mansard roof would be viewed alongside the mansard roof at No. 2 Reed's Place and the roof extension at No. 1a Reed's Place and would therefore visually re-unite this group of buildings. It is considered that the proposed mansard roof would be architecturally sympathetic to the age and character of the host building. The front sloped roof would rise from behind the parapet and although the angle of the slope (49 degrees) would be less than that recommended in CPG 1: Design (60-70 degrees), it would be similar to the angle of the slope of the front roof slope at No. 2 (43 degrees), which is considered to be acceptable in this case. The proposed materials would match those used at No. 2, which is considered to be acceptable. Whilst cement tiles are not a traditional material, they have been used at neighbouring properties rather than slate and so in this case are deemed to be acceptable.

The proposed single storey rear infill extension would align with the single storey rear extension at No. 2 Reed's Place and would be subordinate to the host building in terms of location, form, scale, proportions, dimensions and detailing and would respect and preserve the original design and proportions of the host building and the historic pattern and established townscape of the surrounding area. The proposed materials would match the host building, which is considered to be acceptable.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy, outlook, sunlight, daylight or overshadowing.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision. Planning permission has previously been granted for a roof extension and single storey rear extension at the host building (planning reference numbers 2005/1601/P, 2007/1659/P and 2011/5840/P).

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2018. The proposed development also accords with the Kentish Town Neighbourhood Plan 2016.

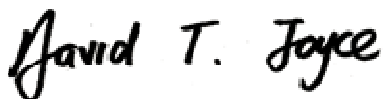
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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