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Application Ref: **2016/6011/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

18 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
112 Malden Road
London
NW5 4BY

Proposal: Mansard roof extension to provide additional living accommodation at third floor level for existing upper level flat; installation of first floor balcony at rear; alterations to openings; installation of pavement lights at front of building to serve existing underground vaults.

Drawing Nos: 814-16/11 Rev. B; 0814-16/12 Rev. C; 0814-16/13 Rev. B

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: 814-16/11 Rev. B; 0814-16/12 Rev. C; 0814-16/13 Rev. B.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and Policy D1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard roof extension would sit between two others in the row. Whilst the parapet walls at Nos. 114, 112 and 110 step down between each property, the fact the mansard roof would not step down in the same manner is considered to be acceptable because it would match in height both neighbouring mansard roofs. Furthermore, the proposed mansard roof would not be prominent in the street scene along Malden Road as it is setback from the front wall, to allow the creation of a roof terrace. The new roof would only be visible in small glimpses from Gilden Crescent. The proposal would retain the butterfly roof profile at the rear with the new mansard being setback. The rooflights above the new mansard would not be visible from street level.

The alterations at the rear, including the installation of a small balcony and the alterations to openings, would not be visible in the public realm and are nevertheless considered to be in keeping with the character and appearance of the host building. The other alterations are also considered to be acceptable, and in keeping with the surrounding pattern of development.

The plans have been revised during the course of the application to omit an open lightwell and staircase at the front of the building, due to concerns about the impact on the wider terrace and adjacent retail units. The proposed pavement lights are considered to represent a suitable and appropriate alternative. The proposal has also been revised to retain the butterfly roof profile at the rear.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring properties. The new balcony at the rear would face towards windows serving 131 Queen's Crescent; however, plans held by the Council indicate that the windows in question serve corridors and

are fitted with obscure glazing.

No changes of use or creation of residential units are proposed as part of the application. An existing upper level flat would be increased in size.

Neighbouring occupiers were consulted on the application. One letter of support and one comment have been received prior to making this decision which have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

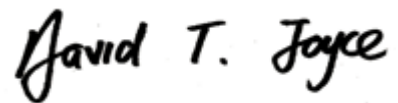
- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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

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