

Application ref: 2018/4525/P  
Contact: Thomas Sild  
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Date: 3 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Architecture for London  
82-84 Clerkenwell Road  
Islington  
EC1M 5RF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat D  
Third Floor  
25 Conway Street  
London  
W1T 6BW**

Proposal:

Erection of mansard roof extension following demolition of roof top conservatory and addition of replacement rear facing balustrades to existing roof terrace.

Drawing Nos: GA010 Rev A, GA020 Rev A, GA100 Rev A, GA101 Rev A, GA102 Rev A, GA103 Rev A, GA104 Rev A, GA105 Rev A, GA106 Rev 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: GA010 Rev A, GA020 Rev A, GA100 Rev A, GA101 Rev A, GA102 Rev A, GA103 Rev A, GA104 Rev A, GA105 Rev A, GA106 Rev A

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

#### Informative(s):

- 1 Reasons for granting permission

Planning permission was granted in 1987 for a roof extension and rear facing roof terrace. This permission was only part implemented and the roof of no. 25 Conway Street has been altered with the original butterfly form no longer being apparent. The proposed roof extension would replace an existing roof top uPVC structure and preserve an area of the existing roof terrace at the rear. The extension would be full width, presented as a traditional mansard style to the front, matching that adjoining at no. 23. To the rear a part width rear facing roof terrace area would be retained.

Following Conservation concerns over impact to the character of the listed building along the rear elevation, plans were revised to create a traditional rear face in keeping with no. 23 at part width, and to propose timber framed doors and zinc cladding around the roof terrace. The materials, form and massing of the proposals are considered acceptable given the site's context at the end of a sequence of fourth floor extensions before the remaining run of roofs at no. 27 onwards.

Overall, given the site's history and current appearance the proposals are considered to enhance the setting of the listed building and the character of the wider conservation area.

Given the siting and scale of the development, there would be no significant impact on neighbour amenity beyond that existing.

Three comments have been received following public consultation. These comments relate solely to the potential for impact on the structural integrity of the adjoining no. 27. Impact on the structure of this building cannot be taken into account as a material planning consideration when granting planning permission for this development.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and to the

desirability of preserving or enhancing the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Fitzrovia Area Action Plan, London Plan 2016 and National Planning Policy Framework 2018.

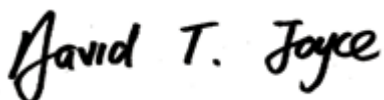
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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