

Application ref: 2018/5459/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 8 January 2019

Development Management
Regeneration and Planning
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Truekiffin & Co
1006 Harrow Road
London
NW10 5NS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
2 Erskine Road London NW3 3AJ

Proposal: Erection of mansard roof extension in connection with existing third floor flat (Class C3).

Drawing Nos: P"B"01; P"x"03; P"03; P"x"04; P"04; P"05; E"x"01; E"01; E"x"03; E"03;
Design and Access statement (issue date 05/11/2018); Email from agent dated 04/1/2019).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: P"B"01; P"x"03; P"03; P"x"04; P"04; P"05; E"x"01; E"01; E"x"03; E"03; Design and Access statement (issue date 05/11/2018); Email from agent dated 04/1/2019)

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

Informatives:

- 1 Reasons for granting permission.

The proposed mansard roof is identical to development previously consented under planning application ref. 2012/6566/P (dated 11/02/2013). Since this time, there have been no significant material changes to the statutory or other material considerations relating to these proposals which would materially alter the outcome of the assessment.

The wider building group has a variety of development at roof level, including the mansard roofs at adjoining properties no"s 1 and 3 Erskine Road and therefore it is considered that the mansard would not appear as an incongruous addition in the context of the wider area.

The proposed mansard is of an appropriate scale and follows the design features of mansards as outlined by CPG1, in respect that it would be set back from the existing front and rear parapets with the roof slopes rising from behind the parapet at an angle of 70 degrees. The original parapet walls and chimney stacks of the property would be retained, thereby retaining the character of the original building. The mansard would be clad in slate with timber framed windows to the dormer; no objection is raised to these materials which are in existence within the conservation area.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposal is considered to preserve the character and appearance of the conservation area.

In terms of amenity, the proposed mansard would not rise above the existing parapet wall between the application site and no.3. The neighbour at no.1 has a roof terrace that covers the entire roof. The proposal would involve building up a parapet wall along the boundary with the terrace; however, given the size of the terrace, it is not considered the mansard would harm the enjoyment of the amenity area.

No objections have been received prior to making this decision. An occupant of the application site has queried how the common areas of the building will be affected during the works; however, this cannot be controlled by the planning process. The planning history of the site has been taken into account when coming to this decision.

As such, 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 National Planning Policy Framework.

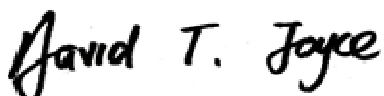
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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