

DESIGN AND ACCESS STATEMENT & CONSERVATION AREA ASSESSMENT

FOR

A Full Planning Application for a roof extension including a roof terrace and railings to an existing 1 x bedroom unit to provide a 2 x bedroom unit over existing third and proposed fourth floor levels

AT

18C ENGLAND'S LANE NW3 4TG

18.02.2019

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- 1.1. 4 England's Lane, PLA ref: 09/12/27/35364. (Approved 30/04/1983). Change of Use including works of conversion to form 2 self-contained flats and upper maisonette and the erection of a roof extension.
- 1.2. Flat 3, 6 England's Lane, PLA ref: 2016/3248/P. (Approved 31/08/2016). Alterations to roof of top floor flat including installation of a rooflight and enlargement of dormer windows. (Including Railings to roof terrace)
- 1.3. 12 England's Lane, PLA ref: 2006/3988/P. (Approved 27/03/2007). Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail units, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.
- 1.4. 14 England's Lane, PLA ref: PL/9500604. (Approved 13/10/1995). Construction of dormer roof extension and works of conversion to provide 2 one bedroom flats and one three bedroom flat on the first, second, third and (new) fourth floors.
- **1.5.** 14 England's Lane, PLA ref: 2005/5033/P. (Approved 04/04/2006). Replacement of existing staircase at roof level with smaller glazed structure to facilitate access to the existing roof terrace of the top floor flat.
- **1.6.** 22-24 England's Lane, PLA ref: PL/8905404. (Approved 30/10/1989). Construction of a mansard roof extension with front dormers and velux windows to rear for us in conjunction with existing showroom and store

- 1.7. 26 England's Lane, PLA ref: 2006/5287/P. (Approved 15/06/2007). Erection of a mansard roof extension and creation of an additional one-bedroom unit a (..) for change of use of the existing maisonette to create a three-bedroom maisonette, a one-bedroom flat and a studio flat, plus replacement of an existing door at ground floor level on the Primrose Gardens elevation.
- **1.8.** Flat A, 28 England's Lane, PLA ref: 2008/2614/P. (Approved 12/08/2008). Erection of mansard roof extension with rear terrace to provide additional floor space to existing third floor flat.
- 1.9. 30 England's Lane, PLA ref: 2006/0910/P. (Approved 13/04/2006). The erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings and retention of existing roof terrace as works to 3rd floor flat.
- **1.10.**36 England's Lane, PLA ref: 2013/0976/P. (Approved 19/07/2004). Erection of a roof extension to provide additional habitable space for the maisonette on the upper floors.
- 1.11.38 England's Lane, PLA ref: 2017/2560/P. (Approved 23/07/2013). Erection of roof extension with roof terrace to front in connection with existing third floor level flat (Class C3).
- 1.12. Flat 3, 40 England's Lane, PLA ref: 2017/2560/P. (Approved 15/06/2017). Erection of a roof extension with a front roof terrace and installation of rooflights to the rear
- 1.13.49B England's Lane, PLA ref: 2013/7040/P. (Approved 28/01/2014). Creation of a rear roof terrace and associated alterations to rear elevation including installation of railings and replacement of existing window with a door, all to flat.

Appendix 2 Product literature for proposed roof terrace access rooflight.

Appendix 3 TFL Cycle Stand Specifications

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Appendix 6 British Gypsum Approved Systems - External Wall Details

Introduction

This Design and Access Statement is in support of a roof extension including a roof terrace and railings to an existing 1 x bedroom unit to provide a 2 x bedroom unit over existing third and proposed fourth floor levels.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, scale, appearance, location, prevalent and desired uses in the area.

This proposal is in accordance with the relevant Local Development Framework, the relevant Core Strategy Policies and Supplementary Planning Guidance documents such as the Conservation Area Assessment.

2. Site Description / Use

This proposal relates to the site located at 18 England's Lane along a mix-use terrace, which falls within the Belsize Conservation Area of the London Borough of Camden. The application site is within close proximity to Chalk Farm and Belsize Park tube stations, Kentish Town West over ground station and local bus routes.

The existing property is a mix-use mid terrace four storey building with commercial at ground floor and basement and thee self-contained residential units over first, second and third floor levels accessed at ground floor along England's Lane.

This proposal only relates to the 1 x bedroom residential unit at third floor levels, flat 18C. Commercial areas at ground floor and basement level and the self-contained units at third floor level do not form part of this application and will remain un-altered.

The existing area around the site comprises of properties of similar use mix, with some being solely residential and some as commercial at ground floor and residential to the upper levels. Neighbouring properties, along the terrace, are of similar bulk, size and styles and uses.

Neighbouring properties, along England's Lane are of similar bulk, size and styles with a large number featuring roof extensions including roof terraces with railings above, as seen in the aerial view below:



A desktop analysis was carried out with the use of the online Planning Application Map service of London Borough of Camden (Retrieved from: http://gis.camden.gov.uk/geoserver/PlanningApplication.html) to ascertain site history relating to similar approved applications:

Site Address	Application Ref.	Decision Date	Description of Proposal	
4 England's Lane	09/12/27/35 364	30/04/1983	Change of Use including works of conversion to form 2 self- contained flats and upper maisonette and the erection of a roof extension.	
Flat 3, 6 England's Lane	2016/3248/P	31/08/2016	Alterations to roof of top floor flat including installation of a rooflight and enlargement of dormer windows.	
12 England's Lane	2006/3988/P	27/03/2007	Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail units, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.	
14 England's Lane	PL/9500604	13/10/1995	Construction of dormer roof extension and works of conversion to provide 2 one bedroom flats and one three bedroom flat on the first, second, third and (new) fourth floors.	
	2005/5033/P	04/04/2006	Replacement of existing staircase at roof level with smaller glazed structure to facilitate access to the existing roof terrace of the top floor flat.	
22-24 England's Lane	PL/8905404	30/10/1989	Construction of a mansard roof extension with front dormers and velux windows to rear for us in conjunction with existing showroom and store.	
26 England's Lane	2006/5287/P	15/06/2007	Erection of a mansard roof extension and creation of an additional one-bedroom unit a () for change of use of the existing maisonette to create a three-bedroom maisonette, a one-bedroom flat and a studio flat, plus replacement of an existing door at ground floor level on the Primrose Gardens elevation.	
Flat A, 28 England's Lane	2008/2614/P	12/08/2008	Erection of mansard roof extension with rear terrace to provide additional floor space to existing third floor flat.	
30 England's Lane	2006/0910/P	13/04/2006	The erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings_ and retention of existing roof terrace as works to 3rd floor flat.	
36 England's Lane	2004/1725/P	19/07/2004	Erection of a roof extension to provide additional habitable space for the maisonette on the upper floors.	
38 England's Lane	2013/0976/P	23/07/2013	Erection of roof extension with roof terrace to front in connection with existing third floor level flat (Class C3).	
Flat 3, 40 England's Lane	2017/2560/P	15/06/2017	Erection of a roof extension with a front roof terrace and installation of rooflights to the rear	
49B England's Lane	2013/7040/P	28/01/2014	Creation of a rear roof terrace and associated alterations to rear elevation including installation of railings and replacement of existing window with a door, all to flat.	

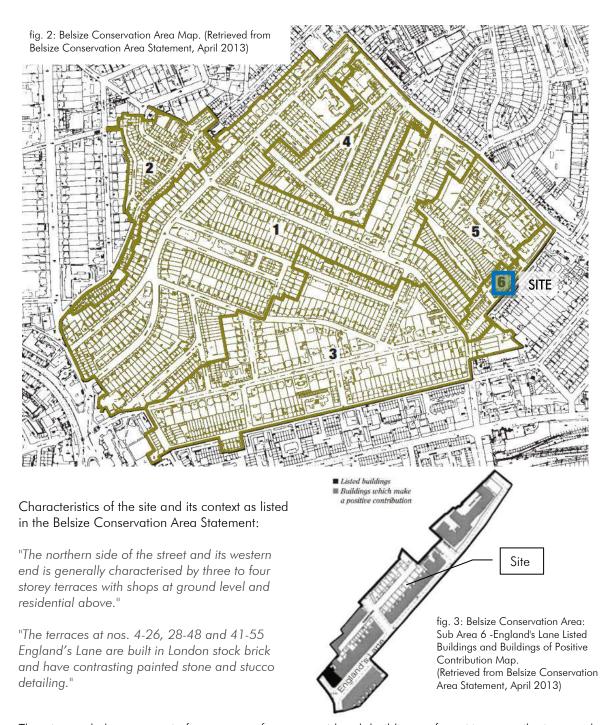
(Please see attached Appendices for Approved Decision Notices and drawings to the above properties)

In summary, the site therefore supports the proposed works for roof extension including a roof terrace, railings to an existing 1 x bedroom unit to provide a 2 x bedroom unit over existing third and proposed fourth floor levels.

3. Conservation Area Character analysis

The site lies within the Belsize Conservation Area Sub Area 6: England's Lane.

Belsize Conservation Area has a distinct quality and an overall architectural and historic character.



The site and the terrace it forms part of, are considered buildings of positive contribution to the Conservation Area. The proposed works will be of no impact to the York stone slabs to shops which are listed as elements that enhance the Conservation Area.

Excerpts from Belsize Conservation Area Statement Guidelines relevant to the proposed works:

"New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings."

"Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development within the Conservation Area."

"The formation of roof gardens can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs."

Proposal, response and considerations to Conservation Area Assessment guidelines:

A minimalist set back roof extension is proposed instead of a mansard roof extension with front dormers. The design choice derives from a research along the streetscene and assessing the potential of the proposal against current issues to the Conservation Site which mansard roofs fall under due to their proximity to the front elevation. The proposed set back roof extension provides an inconspicuous and fitting addition which is not visible from the street . (Please refer to Planning Application Drawings 1715-P04-00 for clarification)

Furthermore no visible vertical railings are proposed to the roof terrace to provide a more uniformed and non intrusive appearance. (Please refer to Section 7 for more information)

The proposed works at roof level do not fall within the existing negative features along the Sub Area as listen in the Conservation Area statement.

In summary, we believe that the principle of the proposed development will be of a positive contribution to the area and it will allow for an existing designated residential usage to be modernised to adopt to current requirements and provide much needed amenity areas.

4. Proposal

The proposal has been designed with great consideration and the preservation of the style and character of the conservation area at the forefront.

The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, prevalent styles and features in the area without detracting from the current appearance and landscaping.

We have examined the Belsize Conservation Area Character Appraisal (April 2013) and have carried out a careful study of the planning history within the area whereby a number of properties have permission for roof extensions with some featuring roof terraces/gardens above.

The development will provide a well proportioned 2 x bedroom unit over existing third and proposed fourth(roof extension) floor levels with access to external amenity areas at fourth floor and roof terrace levels.

The proposed usages and sizes meet the standards detailed in the London Plan and Local Planning Policies and are as illustrated below:

Usage	Type of Unit	Location	Incorporation	Proposed Area (m²)
Residential Unit	2-Bed Unit (Flat C) 4 persons	3 rd floor 4 th floor	Bedroom 1 En-Suite Bedroom 2 En-Suite Toilet/WC Storage Living/Dining/Kitchen Storage	15.0 3.0 12.0 3.0 2.0 1.0 28.5
			Total Floor Area: External Amenity:	82.0 m² 26.0 m²

5. Amount

The surrounding buildings consist of 4-storey properties with the majority of them, featuring 1,2 and 3 bedroom apartments and maisonette conversions with roof extensions at upper floor levels.

The proposed extensions works to provide a 2×1 bedroom self-contained unit is not dissimilar to others approved along the terrace. The proposal will improve the overall dwelling mix by transforming the existing 3×1 bedroom units to 2×1 bedroom and 1×2 bedroom units within the 4-storey building.

The proposal has assessed relevant Planning Policy documents and is presented as a solution to the limited availability of adequate and sustainable housing accommodation.

6. Layout

The proposal has been designed to be of acceptable size and not detrimental to the neighbouring properties or constitute over-development of the site.

The proposed layout for the extended 2 x bedroom unit has been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the living/habitable areas without having any overlooking issues and being mindful of the surrounding area. The residential unit meets and exceeds the requirements of the minimum standards as listed in the local authority policies and the London Plan for area requirements for self contained units.

The residential unit has been configured in accordance with stacking requirements for habitable rooms and bathrooms to be above the existing at first and second floor levels without affecting any amenity issues to neighbouring properties and occupants along England's Lane.

The dividing walls, floors and ceilings to the residential unit in relation to each other and the adjoining properties will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

The proposed rooms will be accessible through internal lobbies/corridors in accordance with the Building Regulations Part B Fire Precautions Act 1971.

Access to the unit is retained via the existing common staircore at second floor level and via the existing communal main entrance from England's Lane at ground floor level.

7. Scale & Appearance

The application site and it s surrounding/adjoining buildings, along the terrace, consist of 4 storey properties homogenous in scale and appearance.

The proposed roof extension has been designed to be subservient to the front elevation of the building and to be suitably set-back from the existing front parapet as to not be invisible from the street at head height. (refer to planning application drawing 1715-P04-00 and figure 8 for clarification)

The elevational design and treatment demonstrate an integrated safety guard/parapet to the proposed roof terrace as a continuation of the proposed set back facade. Following a context and document study, we decides that a minimalist and contemporary approach would be more appropriate than the unwanted and prominent mansard roofs who are visible at street level as evident in the figure below:



fig. 4: View at headheight from the corner junction of England's Lane and Primrose Gardens.

The figure above demonstrates the impact of mansard roofs to the streetscene and the benefit of set-back roof extensions as per no. 12 (figure 4 and figure 6) and nos. 28, 30 and 36 England's Lane who were used as our local references in terms of the overall proposed scale and positioning of the roof extension at no. 18 England's Lane.



fig. 5: Aerial View - South Elevation along England's Lane showing local

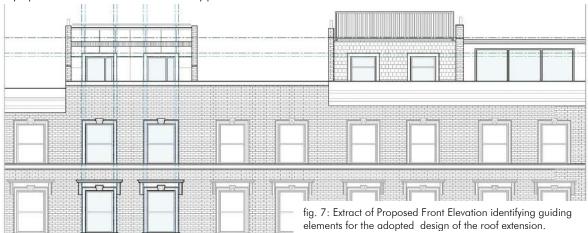


fig. 6: Aerial View - South Elevation along England's Lane showing local precedents/example at no. 12.

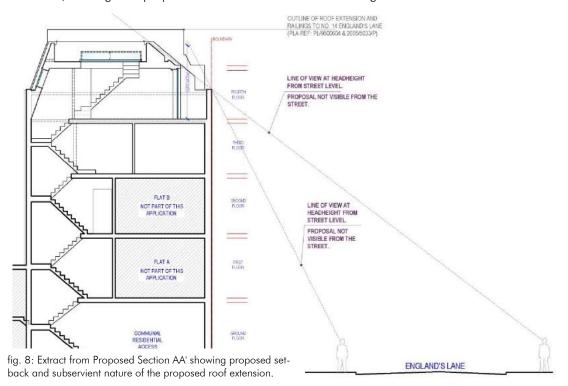
The proposal would see the existing side parapets and chimney reinstated at higher level in-line with approved proposals to the neighbouring properties. Areas where brick is proposed, (refer to planning application drawing 1715-P03-00 for clarification) the proposed brickwork will match the existing to allow for a harmonised appearance.

The roof extension will be clad in zinc with a medium-dark tone to match the colour of the existing slate roof tiles and adjacent slate tile mansard roof extensions. The set back windows and door to the front elevation will be energy efficient double glazed aluminium systems similar to those approved at no. 12 England's Lane.

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions, fenestration pattern and style and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of this Conservation Area.



As demonstrated in the figure above; the proposed appearance and arrangement has been designed to suit its context by continuing the existing fenestration pattern and sizes at proposed roof level as demonstrated in figure 7. In addition the proposed demonstrates a relationship with existing neighbouring additions, although the proposal is set further back to avoid being visible at street level:



The relevant planning policies EN31 of Camden's Unitary Development Plan indicate "that development in conservation area preserves or enhances their special character or appearance, and of high quality in terms of terms of design, material and execution."

The appearance of the new Roof garden/Terrace remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area.

The proposed work has been designed as follows:

- To be secondary to the building being extended, in terms of location, form, scale, proportion, dimensions and detailing
- To respect and preserve the original design and proportions of the building, including its architectural period and style
- To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

The proposed residential design elements are to allow for an integrated addition to be sympathetic and cohesive to its surroundings and the conservation area.

Proposed skylights to the rear will match the proposed roof material and will not visually project from the proposed roof plane. The roof terrace access roof light will sit lower than the parapet/safety guard height and will not harm the character and appearance of the Conservation Area, as it will not be visible from street level.

The new roof parapet to the rear elevation will match that of the highest part of the existing butterfly roof and aligns with the existing roof parapet to the neighbouring properties. It adapts to the existing neighbouring buildings better and visually continues it across the rear of England's Lane.

The proposal for an accessible roof terrace above the proposed roof extension will provide much needed external amenity to the two-bedroom maisonette. The proposed shape of the roof extension and the continuation of the proposed cladding at handrail level was designed to eliminate any visual impact to the streetscene as seen at eye level (refer to planning application drawing 1715-P04-00 for clarification). The proposed volume is subservient to the existing property and although it utilises local references as seen in figure 1, it proposes a more sympathetic approach with respect to the special character of the Belsize Conservation Area.

Please also refer to Appendix 2 for images and product literature for the proposed roof terrace access roof light.

Subsequently the proposal will remain sympathetic to the character and appearance of the existing and surrounding buildings and will be of no impact to the site, as a number of surrounding properties feature similar additions with no adverse impact as previously demonstrated.

8. Access

The property is located within close proximity to local amenities and is served well by public transport through nearby bus routes and underground stations.

The application site has a PTAL rating of 3 and is within walking distance from London Underground stations Chalk Farm (0.4 miles - 8 min. walk) and Belsize Park (0.4 miles - 8 min. walk). Swiss Cottage station is within a 13 minute walk (0.6 miles) and Kentish Town West Overground Station within a 14 min. walk (0.7 miles). The site is well served by bus routes with 6 bus stops in the vicinity offering night transportation options.

Provision of cycle parking has been provided in accordance with minimum standards and the London Plan (2016). It is to be designed to best practice standards and shall be secure, sheltered, integrated, conveniently located, adequately lit, step free and accessible.

There is provision for secure and enclosed cycle storage for Flat C at third floor level in close proximity to the entrance. (Please refer to Appendix 3 for more information).

Access to the property will remain as existing from the existing common stair core at second floor level and via the existing communal main entrance from England's Lane at ground floor level.

9. Refuse and Recycling

The existing refuse/recycling collection for the property will be maintained as existing along England's Lane and collected by the local authority's waste management division.

Provision shall be made for refuse and recycling storage within the flat along with a sink waste disposal system for a more environmentally friendly waste management system to further reduce the amount of food waste.

10. Noise and Pollution

The dividing walls, floors and ceilings to the residential unit in relation to the existing Flat B at second floor level and the adjoining properties will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

Existing windows are to be replaced with high performance double-glazed windows (style to match existing) to comply with the current Building Regulation for both acoustic and thermal requirements.

The following notes outline the details of sound attenuation measures of 'British Gypsum Approved Systems' against the proposed development to comply with Part E of Building Regulations Approved Documents (sound insulation):

British Gypsum is a major authority in the UK construction industry and the country's leading manufacturer and supplier of gypsum-based plastering and dry lining solutions. With a long history of providing innovative and reliable products that meet the demands of the construction industry, British Gypsum is renowned for its pioneering work in product development with works to fully comply with all acoustic measures in accordance to British standards and Part E of building regulations approved documents.

Using over a century of expertise British Gypsum has developed the UK's leading range of wall, wall lining, floor, ceiling and encasement systems, for the residential, commercial and RMI (refurbishment, maintenance and improvement) sectors of the construction industry.

- Appendix 4: British Gypsum Approved Systems Separating Wall Details
- Appendix 5: British Gypsum Approved Systems Separating Floor Details
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The supporting details are to be implemented to building regulation standards to the room layouts of the flats preventing rise to increased noise and disturbance to the flats in relation to each other and the adjoining properties. There would be no detrimental impact to the amenities of the future occupiers of the flats and the occupiers of the neighbouring properties.

11. Summary

Local planning documents have been addressed and are as follows:

- Camden Local Plan, 2017
- Camden Planning Guidance Interim Housing CPG, March 2018
- Camden Planning Guidance Amenity, CPG 6 March 2018
- Camden Planning Guidance Sustainability CPG3, March 2018
- NPPF (National Planning Policy Framework, March 2012) '7. Requiring good design '
- Conservation Area Statement: Belsize
- Sustainable Design and Construction SPD 2013
- The London Plan, 2016

In-line with the council's policies as set out in the Local Plan (2017), the proposal aims to maximise the housing supply within the cartilage by offering good quality, sustainable accommodation suitable for long-term living.

The proposed development has been designed to be in keeping with the residential character of the area. The overall size design and layouts of the roof extended and associated works will provide a contemporary 2x bedroom self-contained unit with good living spaces for the residents without materially impacting on the adjoining neighbours, similar to the adjacent residential unit mix.

The internal layouts and areas of the proposed two bedroom unit meet the requirements of the minimum standards as listed in the local authority policies and the London Plan. The residential unit has been designed to make use of eminent day lighting to the living/habitable areas. The proposed works will improve revamp the premises which are in-need of modernisation

This proposal is in accordance with the relevant Local Development Policies, the relevant Core Strategy Policies and Supplementary Planning Guidance documents.

In summary, for the reasons outlined above the proposal would not harm the character and appearance of the area and we believe this is a suitable development for the site and would provide more desirable and contemporary living spaces within the premises, therefore being an improvement to the current living conditions.

We trust that you will consider supporting this application as it clearly demonstrates a residential proposal sympathetic to the street scene with no detrimental impact to the surrounding area.

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London Borough of Camden

Patmead & Associates 144 Old Brompton Road



Item No. 9

London SW7 4NR Planning and Communications Department

Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8EQ

Tel: 278 4366

Geoffrey Hoar BSc(EstMan) DipTP FRTPI Director of Planning and Communications

Date

30 MAR 1983

Your reference

Our reference

G9/12/27/35364(R1) Telephone inquiries to:

Mr West

Ext. 307

Dear Sir(s) or Madam,

TOWN AND COUNTRY PLANNING ACTS Permission for development (conditional)

The Council, in pursuance of its powers under the above-mentioned Acts and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the condition(s) set out therein and in accordance with the plan(s) submitted, save insofar as may otherwise be required by the said condition(s). Your attention is drawn to the Statement of Applicant's Rights and to the General Information set out overleaf.

SCHEDULE

Date of applic	ation: 6th December 1982 Fevised 18	February	1983	
Plans submitte	ed: Reg. No:35364(R1)	Your No(s):	8306/01 0	**************
Address:	A Englands Lane, NV3	******	******************************	***************************************
Development:	Change of use including works of co	onversion	to form 2 self	contained
flats and	an upper maisonette and the erection	n of a roo	of extension.	

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this permission is granted.

Standard reason:

In order to comply with the provisions of section 41 of the Town and Country Planning Act 1971.

Additional condition(s):

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.

- 2. The roof shall be clad in natural Welsh Slate.
- 3. No alterations to the shop front shall be carried out without the prior consent of the Council.

Reason(s) for the imposition of condition(s):

- 193. To ensure that the Council may be satisfield with the external appearance of the building.
 - 2. To safeguard the amenities of the adjoining premises and the area generally.

Yours faithfully.

Director of Planning and Communications

(Duly authorised by the Council to sign this document)

Statement of Applicant's Rights Arising from the Grant of Permission subject to Conditions

- 1. If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to (and on a form obtainable from) the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS29DJ, in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 70 and 77 of the Act.)
- 2. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interests in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- 3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Act.

General Information

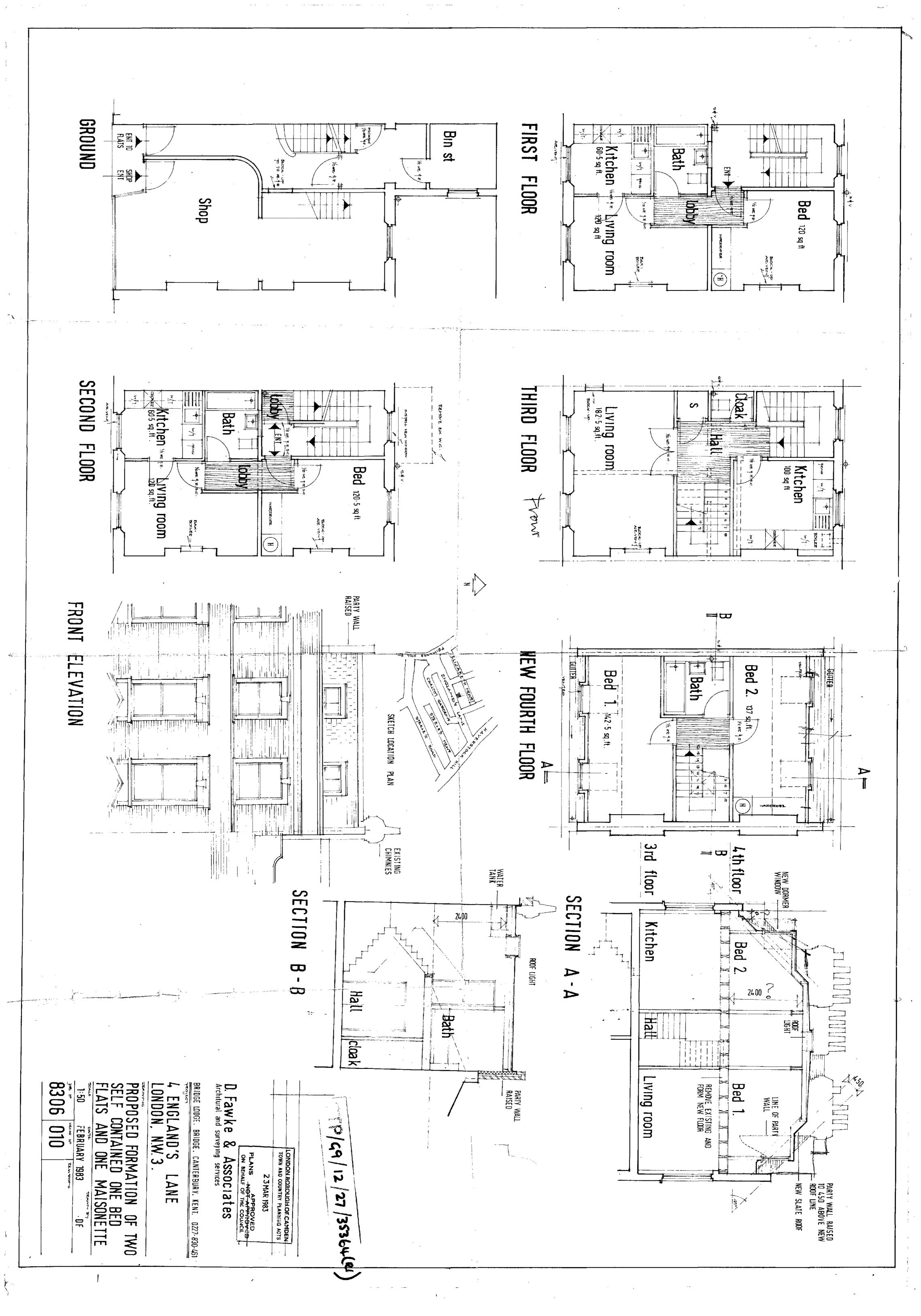
This permission is given subject to the time limit conditions imposed by the Town and Country Planning Act 1971, and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts 1930-39, and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. In this connection applicants are advised to consult the Director of Works, Old Town Hall, Haverstock Hill, NW3 4QP, regarding any works proposed to, above or under any carriageway, footway or forecourt.

It is also necessary to obtain Listed Building Consent before any works of demolition, extension or alteration (internal or external) are undertaken to a building included in the Statutory List of Buildings of Architectural or Historic Interest: or before any works of demolition are undertaken to a building within a designated Conservation Area.

A planning permission does not constitute a Listed Building Consent.





Regeneration and Planning Development Management London Borough of Camden

Town Hall Judd Street London WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk www.camden.gov.uk/planning

Mr Mark Muir Marmui Ltd Farmhouse Business Centre Bicton Budleigh Salterton EX9 7BG

Application Ref: 2016/3248/P

Please ask for: Nora-

Andreea.Constantinescu Telephone: 020 7974 **5758**

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3 6A England's Lane London NW3 4TG

Proposal:

Alterations to roof of top floor flat including installation of a rooflight and enlargement of front dormer windows.

Drawing Nos: 3_110 and Design and Access Statement (Received: 22/08/2016)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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, as shown on the approved plans.

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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg no 3_110 and Design and Access Statement.

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

Informative(s):

1 Reasons for granting permission:

The proposed enlargement of the dormer windows would extend downward below the front parapet and will retain the existing materials and type of fenestration. The proposal includes the installation of a rooflight on top of the mansard flat roof, which will allow for light and ventilation.

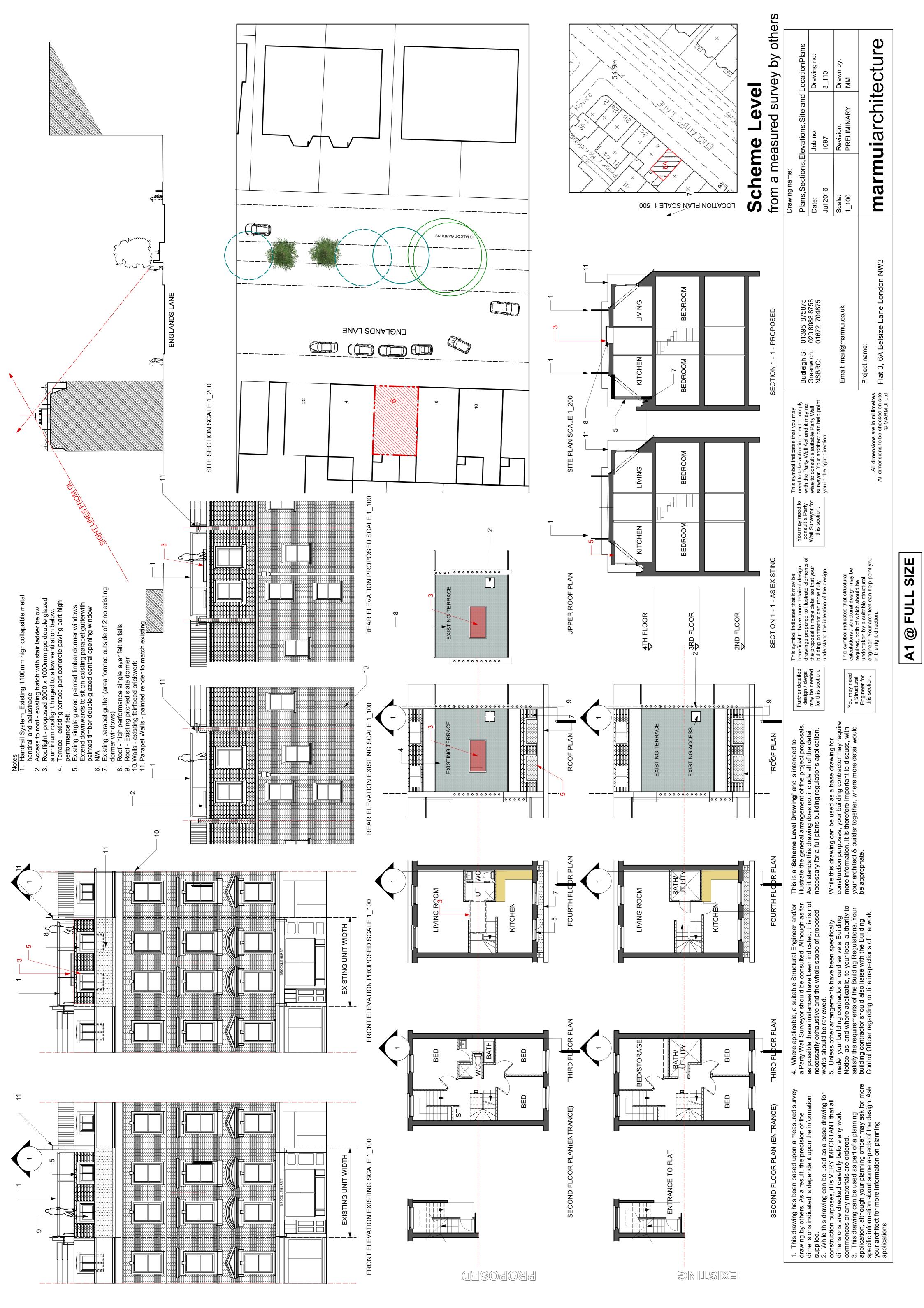
The proposed alterations would not be visible from the street and are not considered to have any impact to character of the host dwelling, the terrace or the Belsize Park Conservation Area.

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.

No objections have been received prior to making this decision. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, and Belsize Conservation Area Statement.

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).





Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1975 Textlink 020 7974 6866

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2006/3988/P
Please ask for: Matthew Durling
Telephone: 020 7974 2643

27 March 2007

Dear Sir/Madam

Peter Brown

LONDON

SW1W 0DH

Peter Brown & Associates

8-10 Grosvenor Gardens

٠

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

12 England's Lane London NW3 4TG

Proposal:

Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail unit, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.

Drawing Nos: Site Location Plan; 206/12/01/A Sheet A; 206/12/01/A Sheet B; 206/12/01/B Sheet C; 206/12/02/A Sheet D; 206/12/02/A Sheet E; 04/A; 05/A; 06/A; 07/A; 08/A; 09/B; 11/E; Proposed Roof Plan/B; 12/C; 13/B; 14/A; Letter from Peter Brown Associates (dated 16/01/2007).

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).

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 S1/S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Notwithstanding the content of the letter dated 16/01/2007 from Peter Brown Associates, the sliding doors on the front elevation of the roof extension hereby approved shall be timber.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

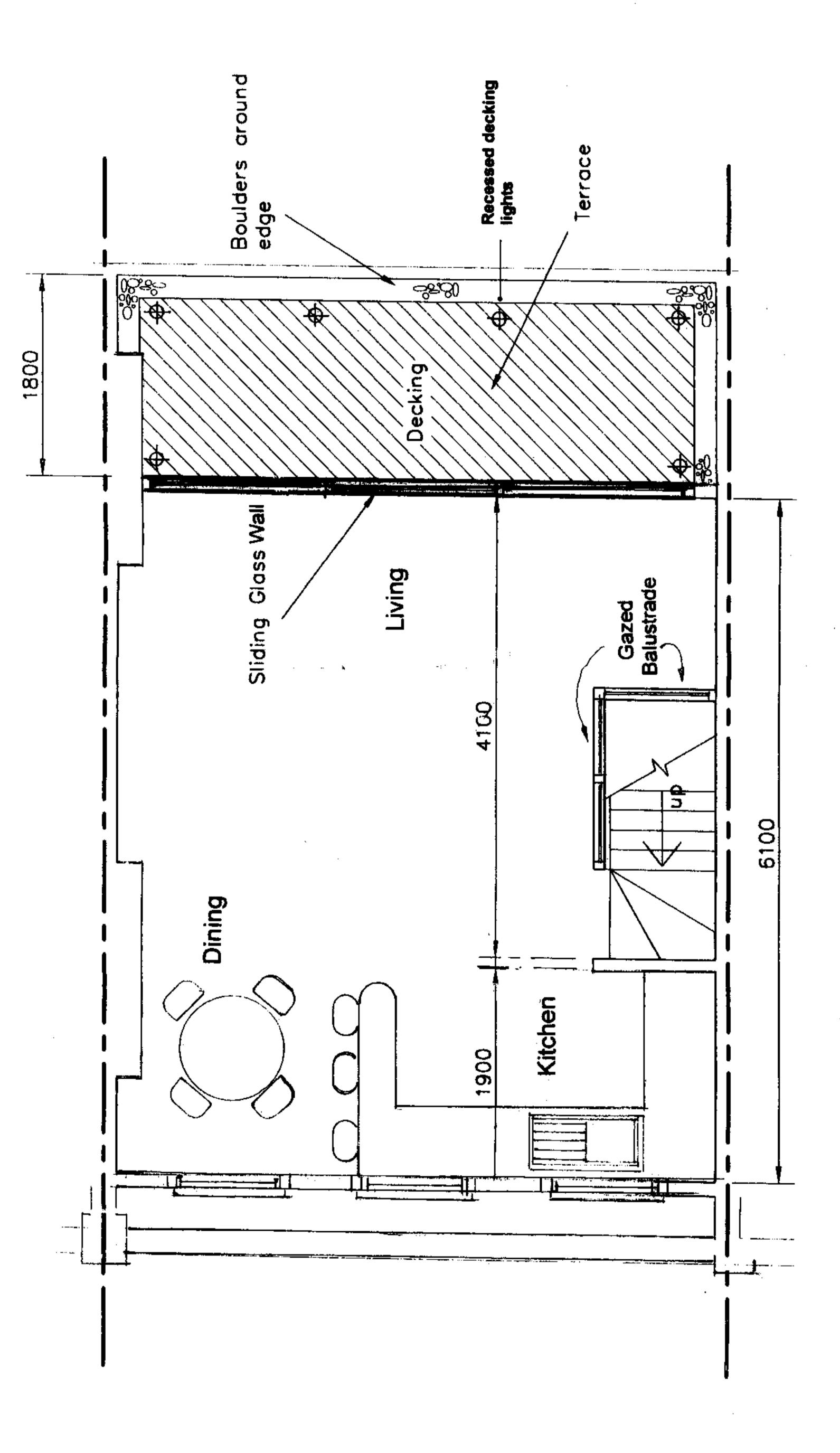
Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6, B1, B3, B7, H3, H8, R2, T3, T8 and T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

Third fl....45.60m2 fourth fl....31.86m2 Total.....77.46m2



Proposed Fourth Floor Plan

Scale 1:50

Rev B Jan 07 Atrium removed notes added

Rev A Sept 06 Chimney stacks added

Mandarina Project Title Investments 12 Eng

12 Englands Lane London NW

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1:50

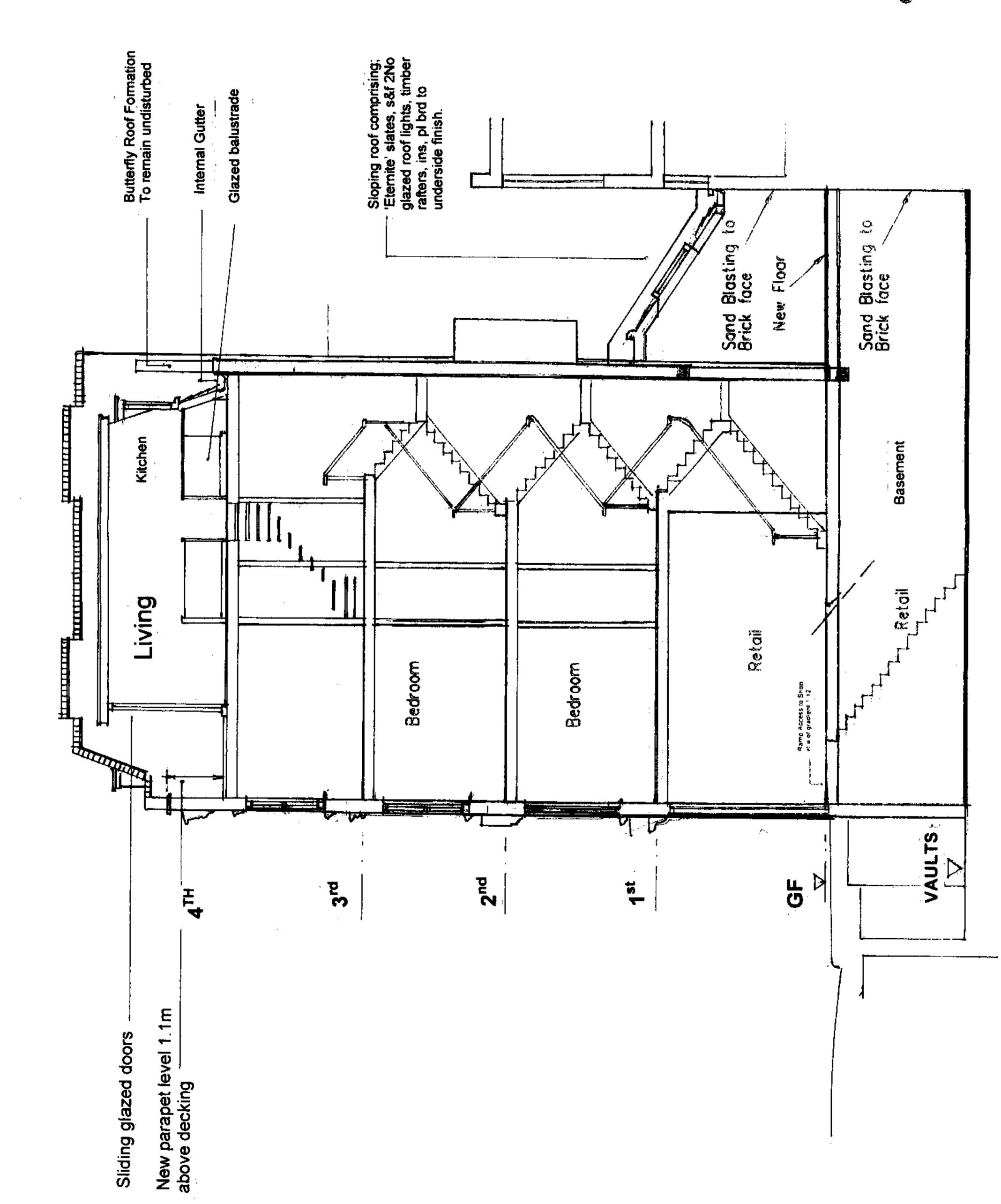
Scale

Rev B Jan 07 glazed atrium removed, overhang reduced in accordance with planning requirements.

Rev A Sept 06 Chimney stacks added

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Englands Title Project ~ ~ invesiments Mandarina



Rev E Jan 07glazed atrium removed in accordance with plng requirements

Rev 8 Oct 06 ramp added, scale amended air conditioning removed Rev D Jan 07 sloping roof amended for planning Rev C Oct 06 notes added

Rev A Sept 05 Chimney stacks added.

PROPERTY SECTION

EMR

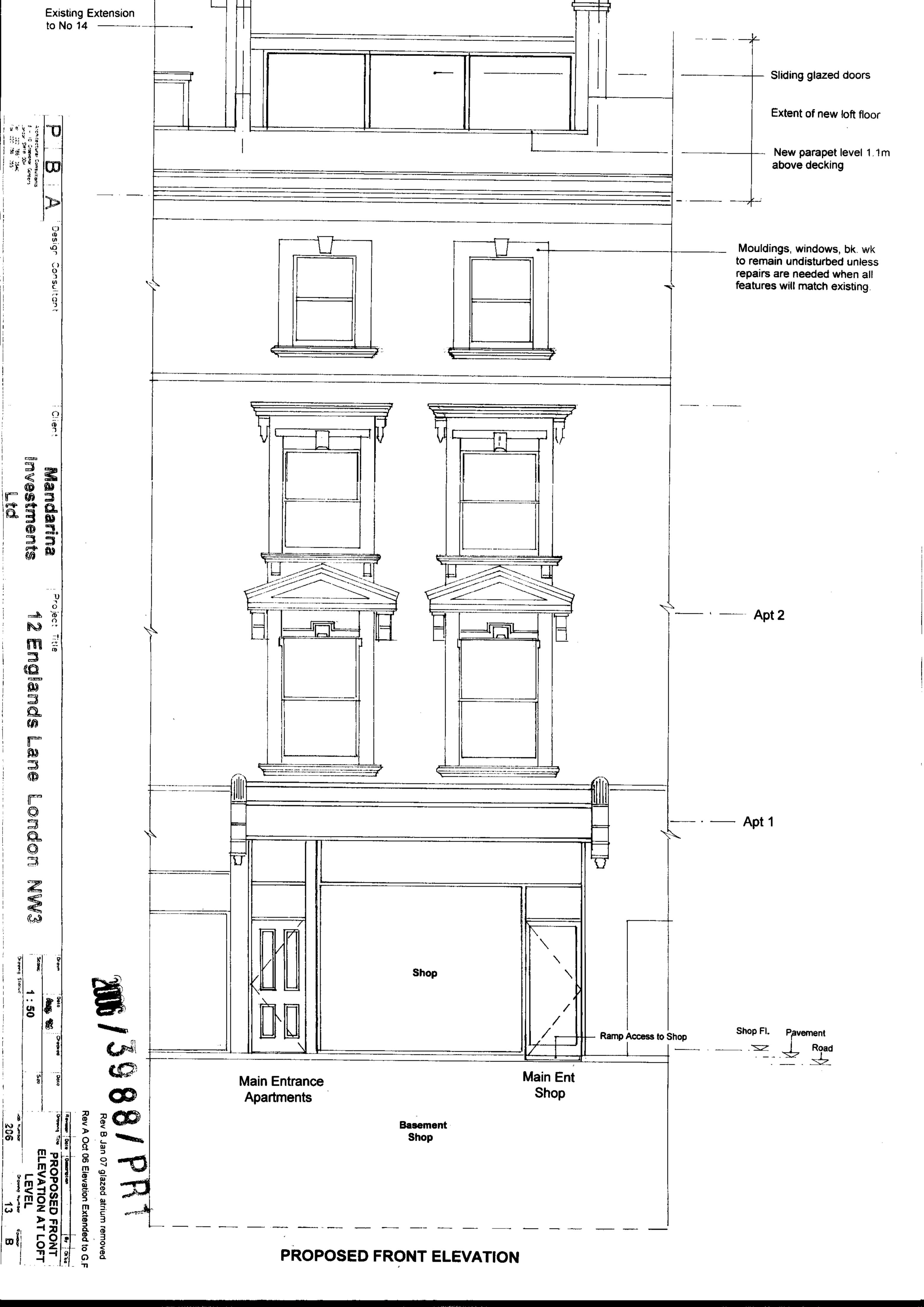
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Englands

investments Ltd

Mandarina

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ENVIRONMENT DEPARTMENT

London Borough of Camden Camden Town Hall Argyle Street

> Tel 0171 - 278 4444 Fax 0171 - 860 5556

London WC1H 8EQ

Our Reference: PL/9500604/R2 Case File No: G9/12/25

Tel.Inqu:

Simon William-Jones ext. 2717

K Sisodia 70 Toorack Road HARROW HA3 5HU

Date: 73 OCT 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990

Jown and Country Planning General Development Procedure Order 1995 rown and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application: 28th March 1995

14 Englands Lane, NW3. াdress :

Proposal: Construction of a dormer roof extension and works of

conversion to provide 2 one bedroom flats and one three

bedroom flat on the first, second, third and (new)

fourth floors,

as shown on drawing numbers KS-031-95B and KS-030-95A, revised by letters dated 30 August 1995 and 29 September

1995.

Standard Condition:

-**||**||

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

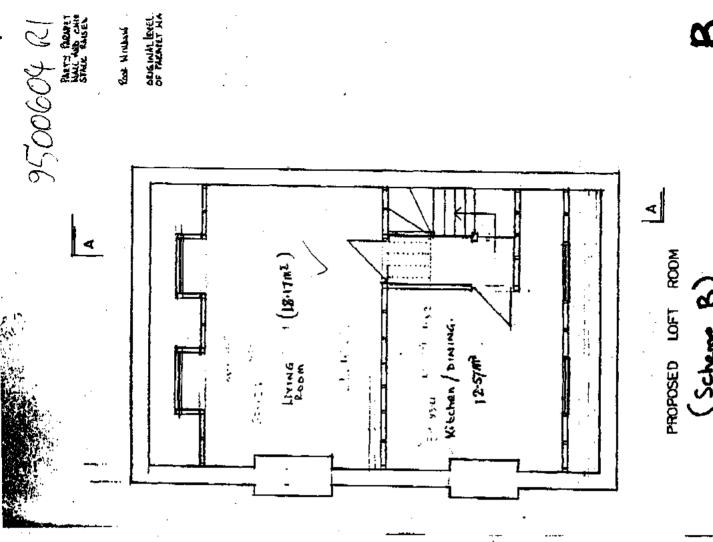
1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

01 The facing materials to be used on the roof extension shall not be otherwise than as shall have been submitted to and approved by the

Council before any work on the site is commenced.

Or The whole of the proposed development shall be completed and available for occupation before any part is brought into use.

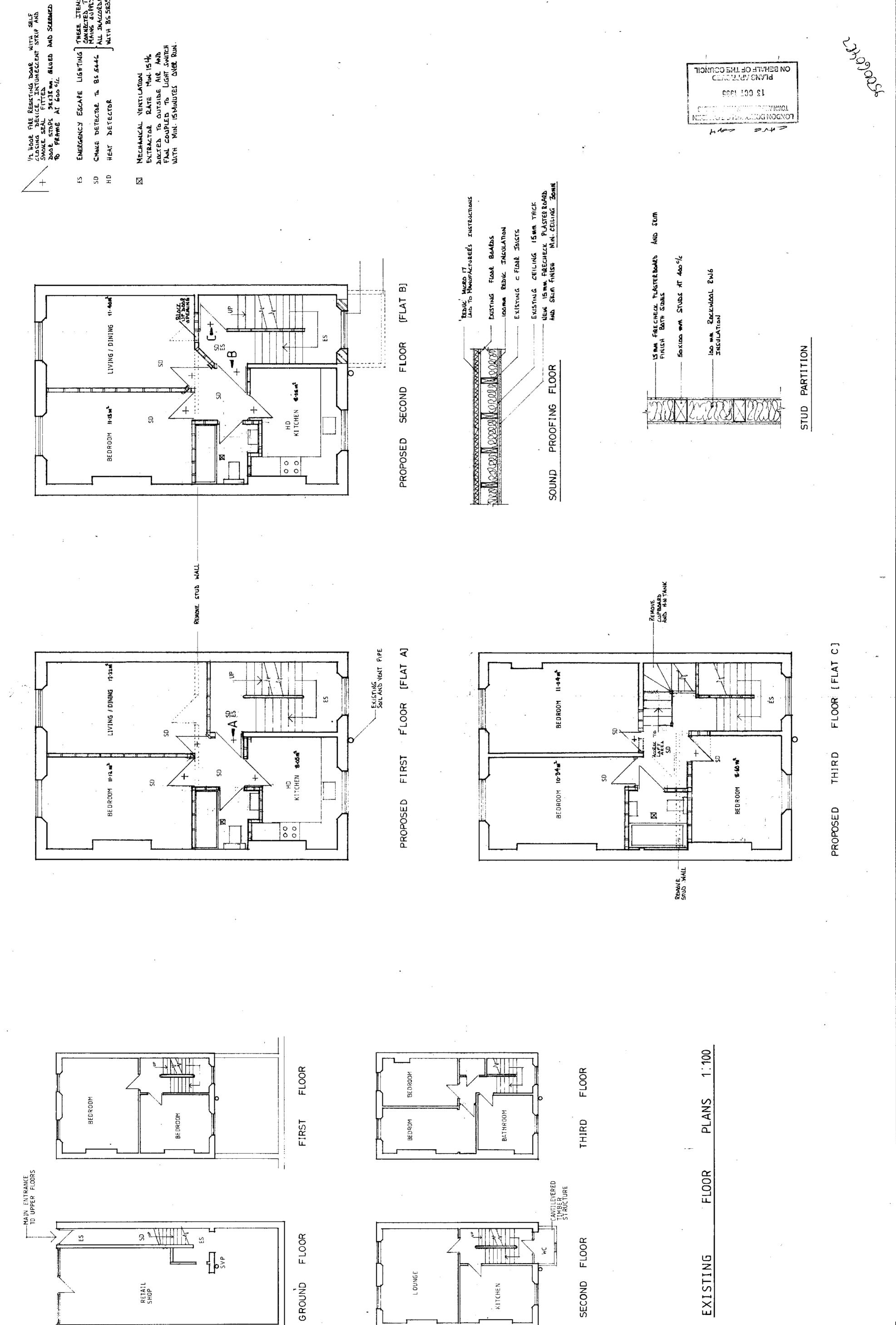


(Scheme B)

Scoroom (1640 m) Bestoom (86m2) ВЕВВООН (ФЗИ-Т) STONE WALL

FLOOR [FLAT C] THIRD PROPOSED

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PLANNING BEBLUDEMENT SEPT 95 ADDRESS

JUNESS - 14 ENGLANDS

FINGLANDS LANE, LONDON, NW3

roled PROPOSED 2x1; 1x3 BEDROOM Drawing Title FLOOR PLANS
FLAT CONVERSIONS
cale 1:100,11:50 Drawing NS
MARCH 95 Checked KS-030-95



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1975 Textlink 020 7974 6866

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2005/5044/P

Please ask for: Cassie Plumridge

Telephone: 020 7974 5821

04 April 2006

Dear Sir/Madam

Mr Raj Chauhan

14 England's Lane

Top Floor Flat

London

NW3 4TG

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

Top Floor Flat 14 England's Lane London NW3 4TG

Proposal:

Replacement of existing staircase at roof level with a smaller glazed structure to facilitate access to the existing roof terrace of the top floor flat.

Drawing Nos: Location Plan; 1906-02; 03; 04; 05; 06; 07; Drawing Details x 7; Photo Sheet x 2.

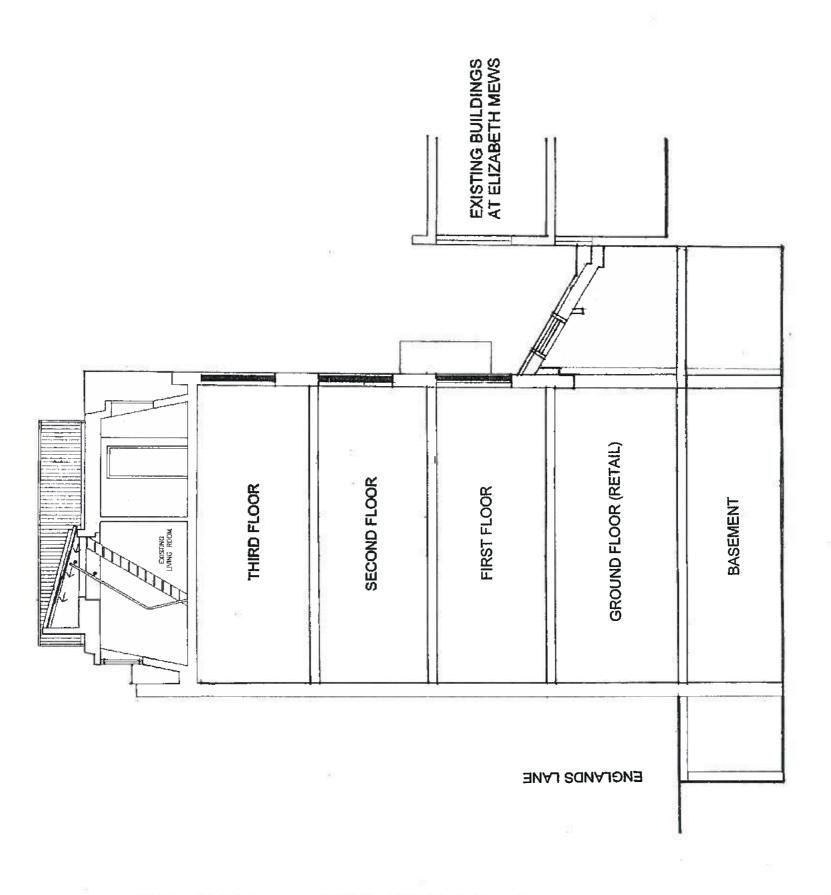
The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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





ENGLANDS LANE ELEVATION (AS EXISTING)
Scale 1:100

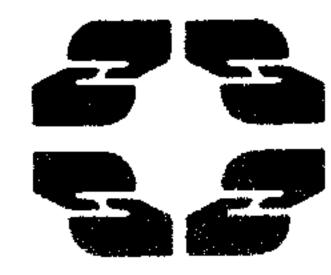
CROSS SECTION THROUGH BUILDING (AS EXISTING)
Scale 1:100



- No 14

London Borough of Camden

5/2



Planning and Transport Department

Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8EQ Tel: 278 4444

David Pike MSc CEng MICE MRTPI Director of Planning and Transport

J. M. Fritsch Architect, Suffolk House, 1-8 Whitfield Place, London, W1P. 5SF. Our Reference: PL/8905404/R1
Case File No: G9/12/D
Tel.Inqu:
Mr. Baikie ext. 2527
(Please ring after 2.00pm unless enquiring about Tree applications.)

Date:

3 0 OCT 1989

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application: 11th May 1989

Proposal: Construction of a mansard roof extension with front

dormers and velux windows to rear for use in conjuction with existing showroom and store as shown on drawing nos

410-PL1,410-PL2,410-PL3. (as revised ~ 03.10.89)

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

O1 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 on the approved application.

Reason(s) for Additional Condition(s):

01 To ensure that the external appearance of the building will be satisfactory.



Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1975 Textlink 020 7974 6866

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2006/5287/P
Please ask for: Matthew Durling

Telephone: 020 7974 **2643**

15 June 2007

Dear Sir/Madam

Martin Lazenby

81 Paul Street

London

EC2A 4NQ

Lazenby Associates

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

26 England's Lane London NW3 4TG

Proposal:

Erection of a mansard roof extension and creation of an additional one-bedroom unit as a variation to planning permission reference 2006/3625/P (granted subject to Section 106 Legal Agreement) for change of use of the existing maisonette to create a three-bedroom maisonette, a one-bedroom flat and a studio flat, plus replacement of an existing door at ground floor level on the Primrose Gardens elevation.

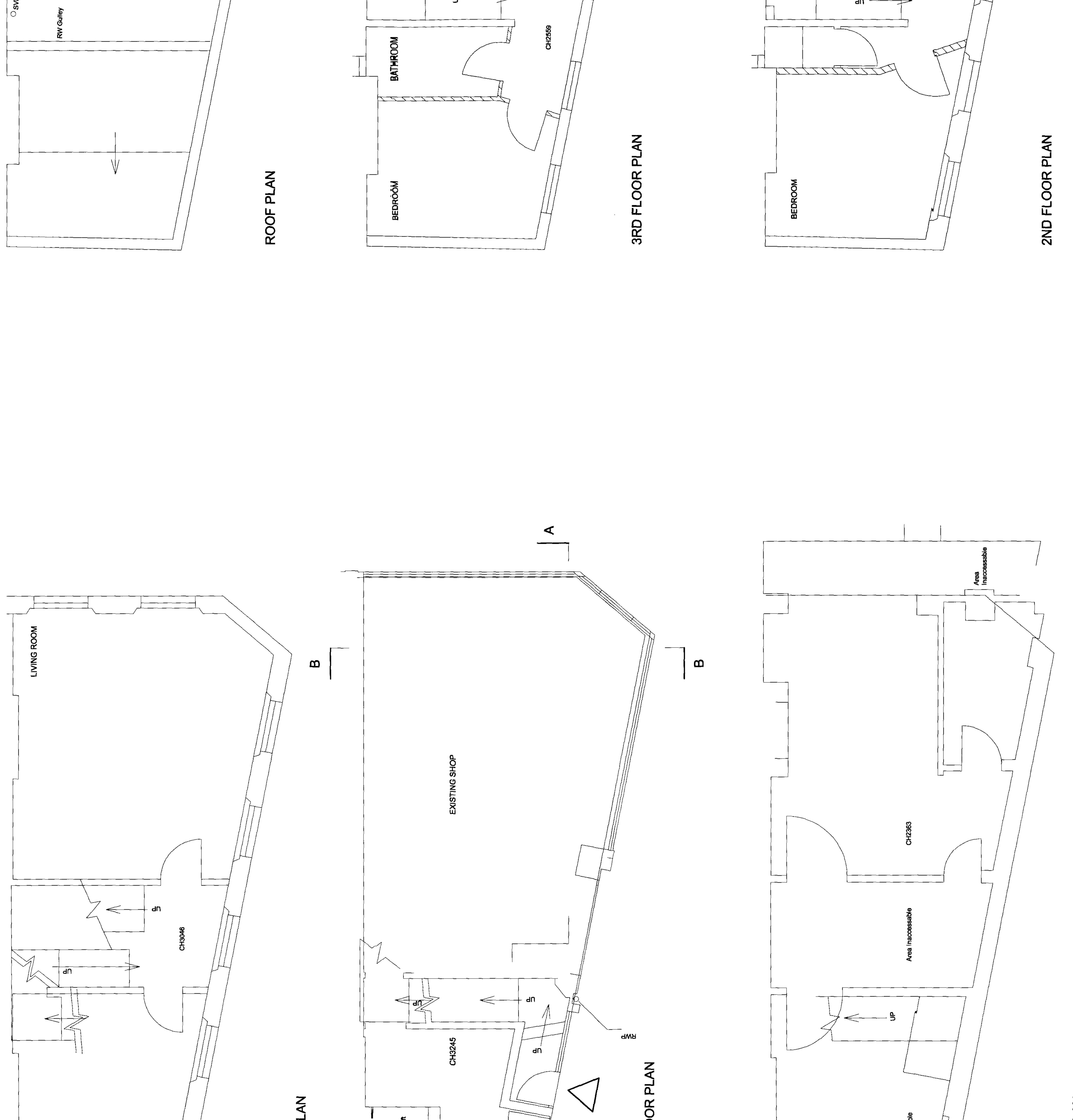
Drawing Nos: ZEL 01A; 02; 10B; 11; 12; 20; 21; 22; 50.

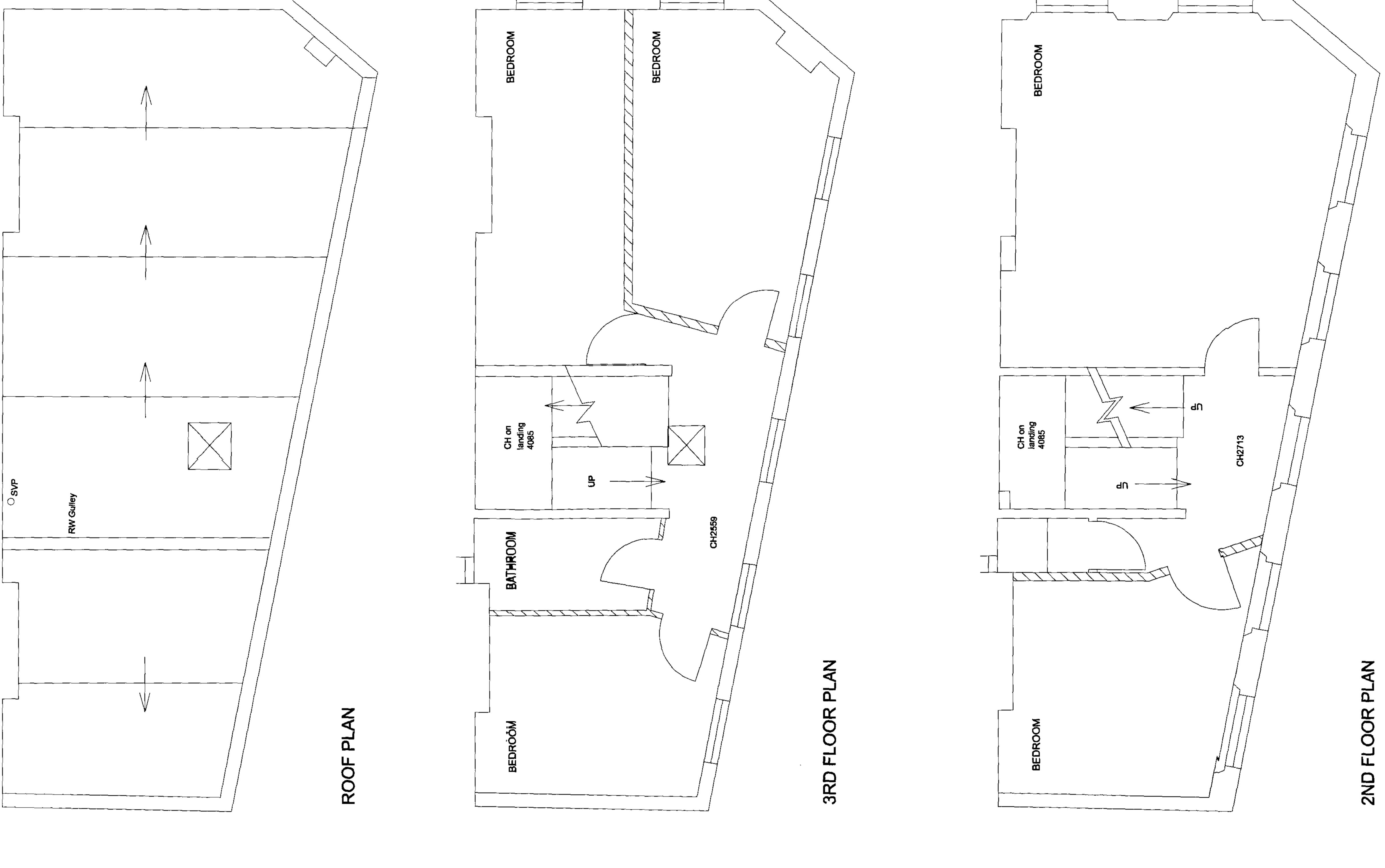
The Council has considered your application and decided to grant permission subject to the following condition(s):

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.








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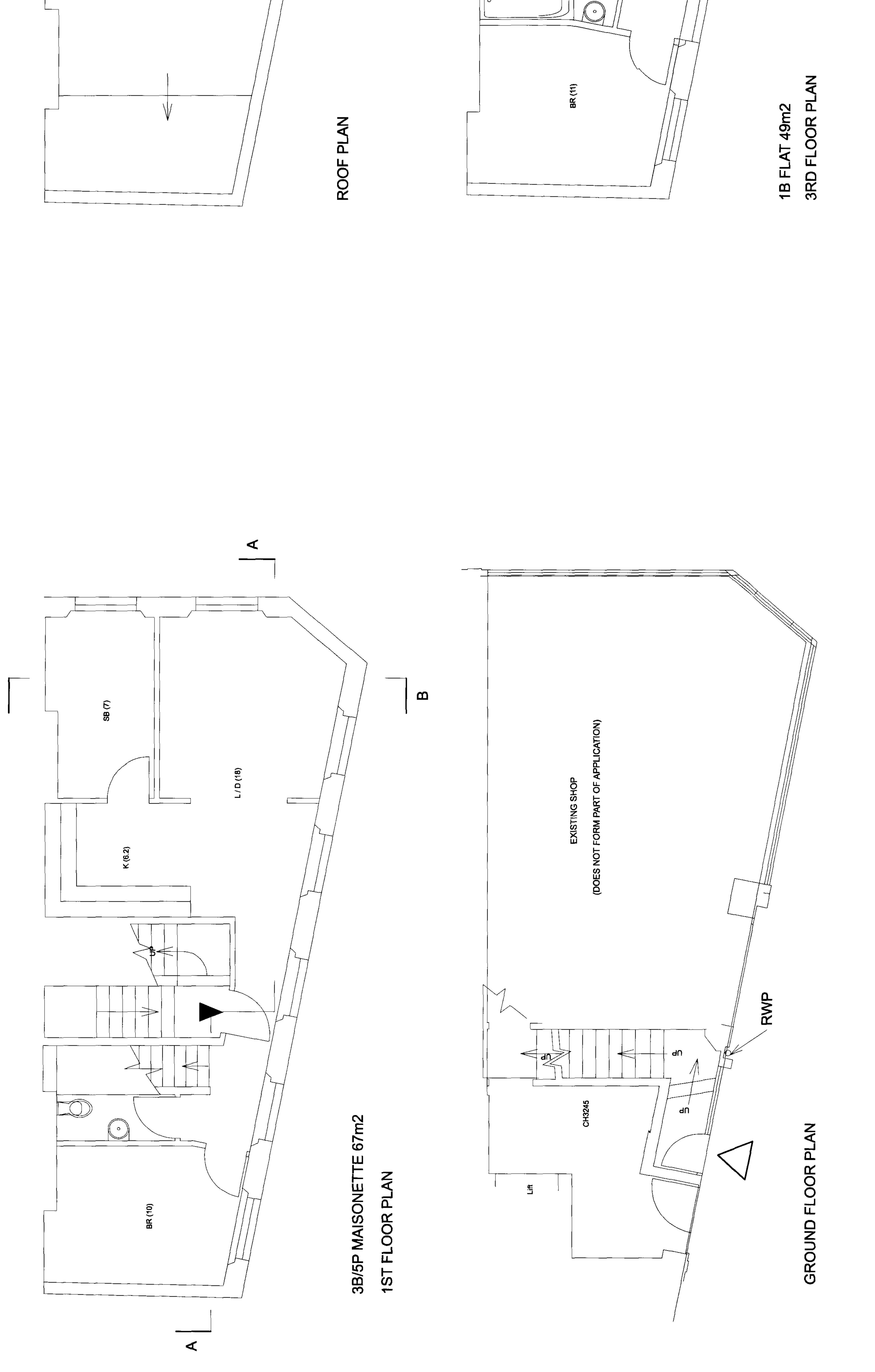
REVISIONS

NOT SCALE FROM THIS DRAWING

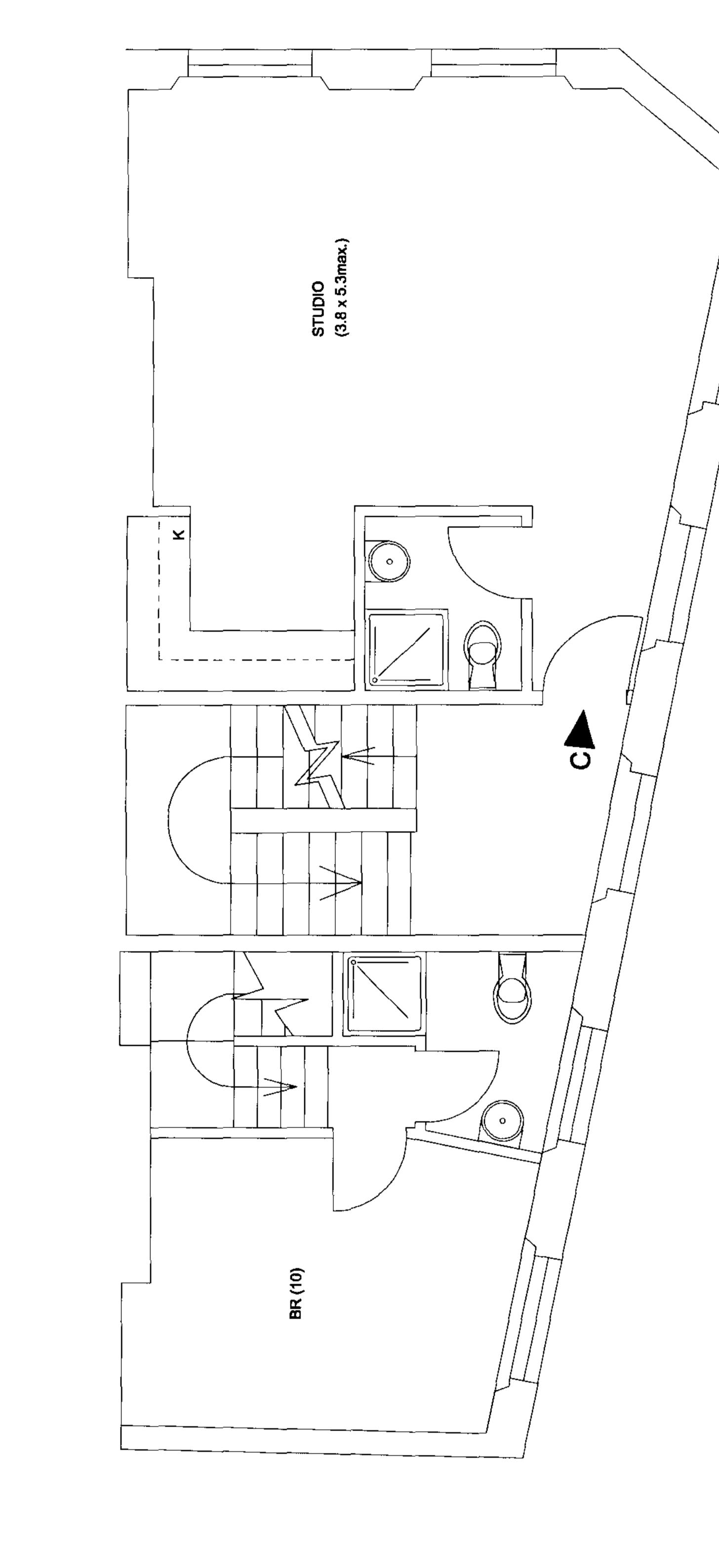
DISCREPANCIES TO BE REPORTED TO THE ARCHITI

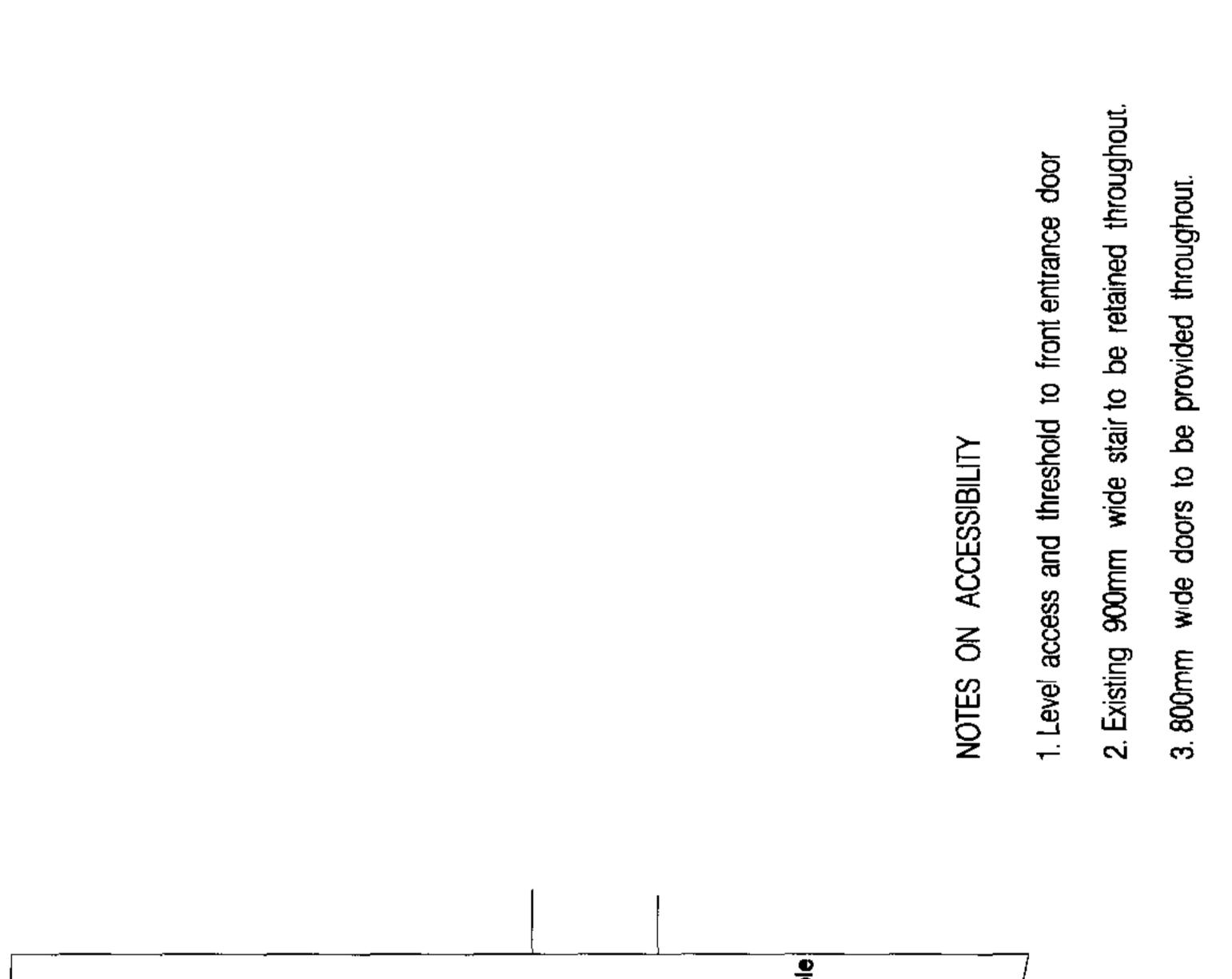
DRAWING TO BE READ IN CONJUNCTION WITH AL

RELEVANT ARCHITECTS & STRUCTURAL



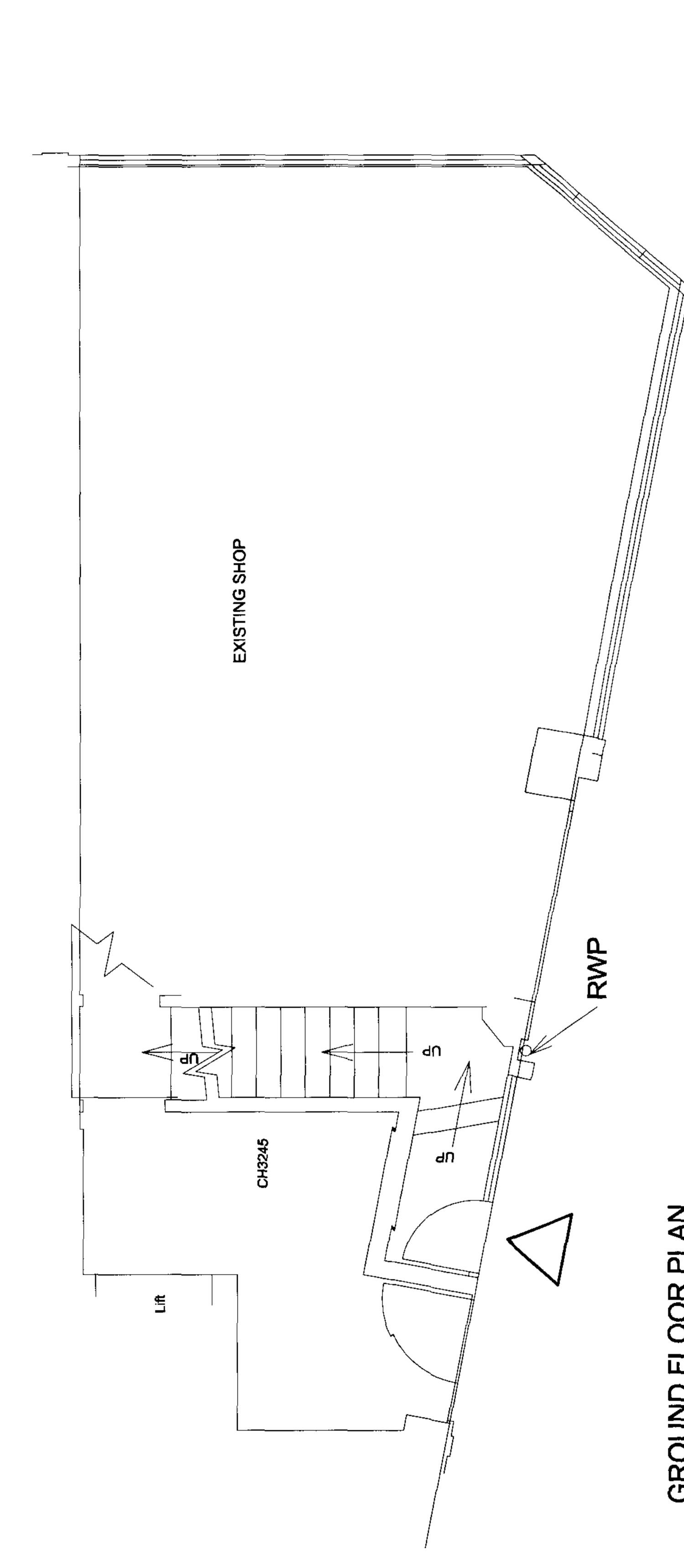
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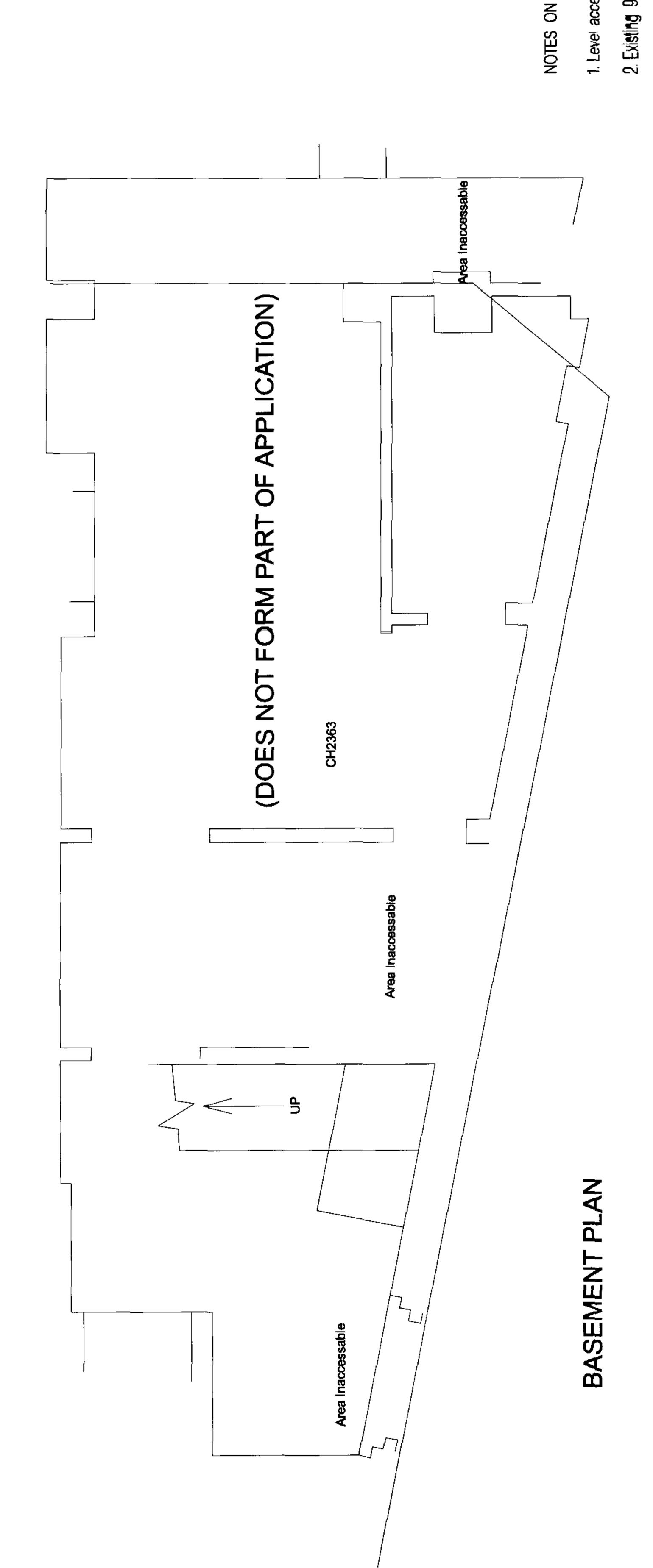


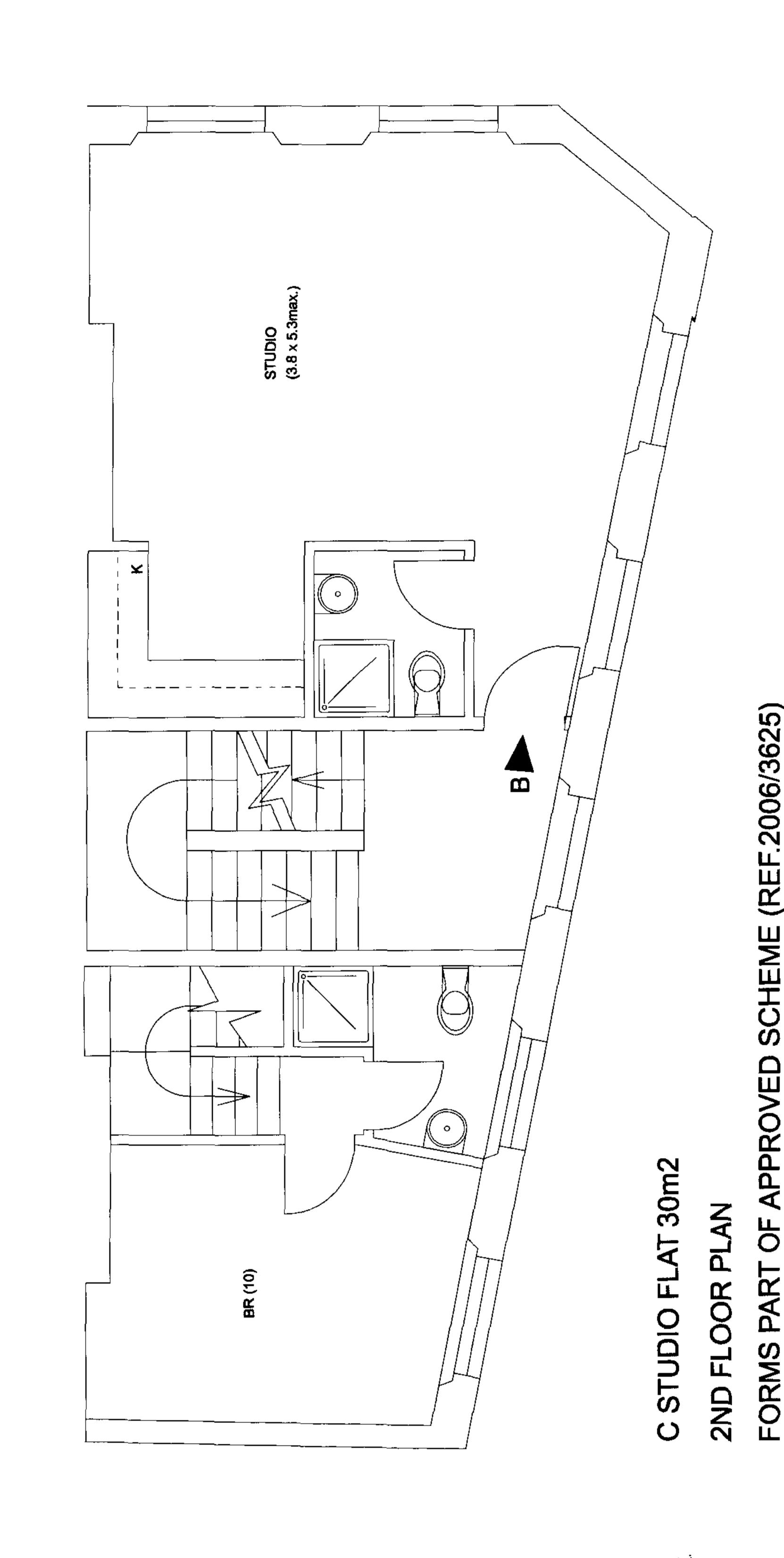


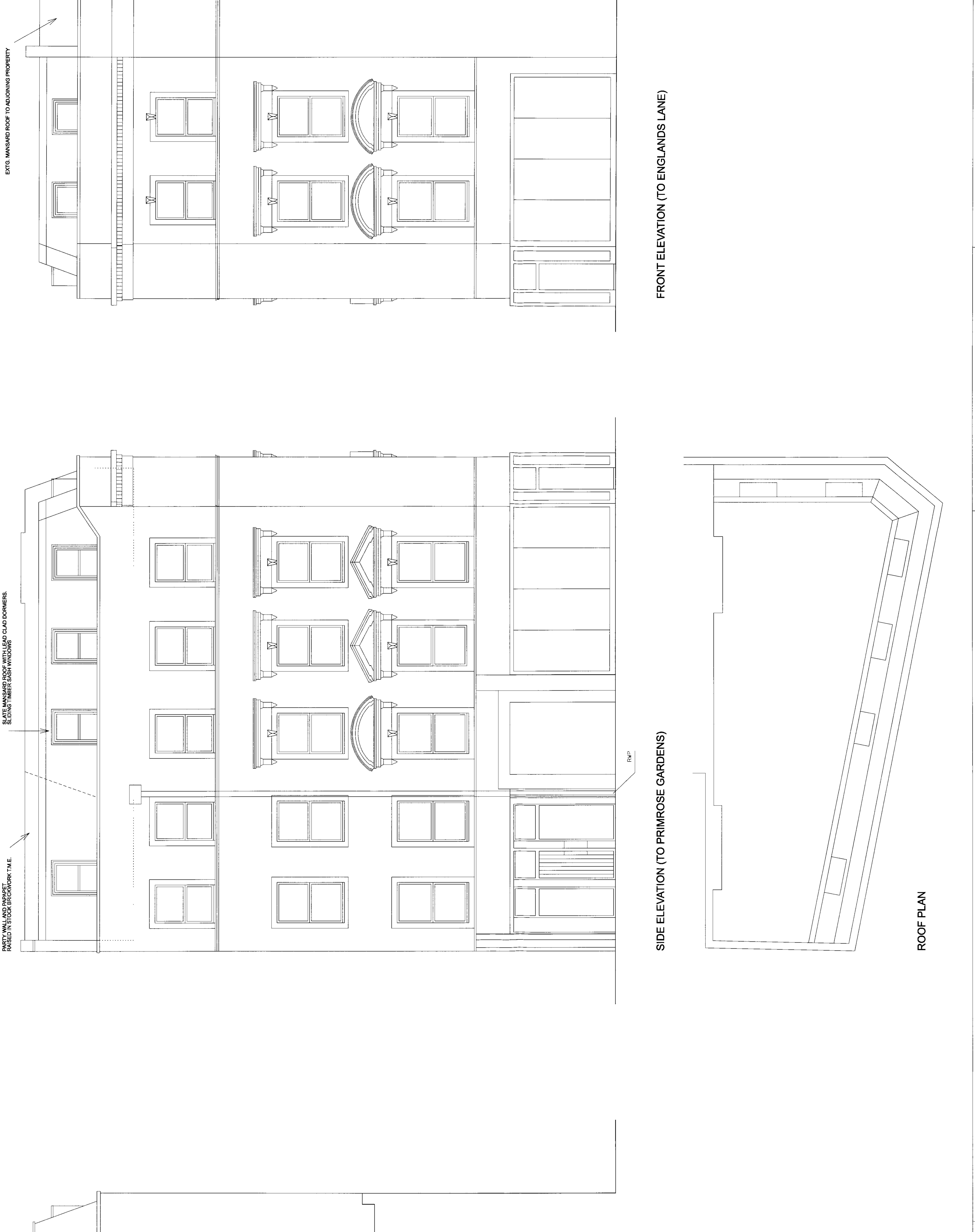
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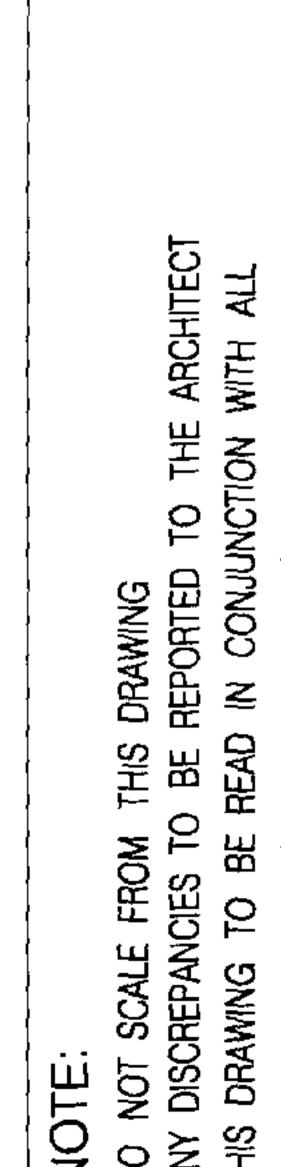
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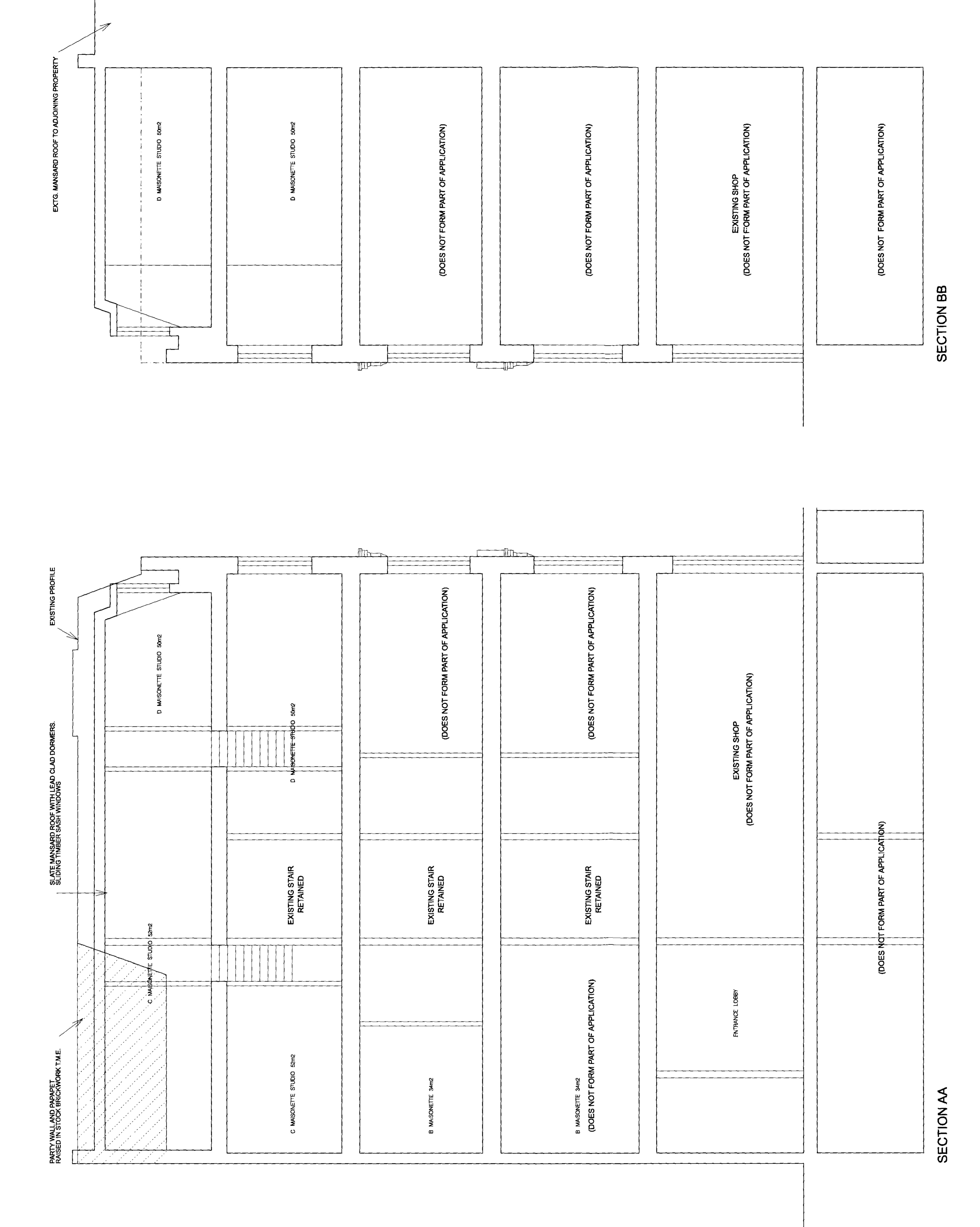














Development Control Planning Services London Borough of Camden Town Hall Arayle Street London WC1H 8ND

Tel 020 7278 4444 Fax 020 7974 1680 Textlink 020 7974 6866

www.camden.gov.uk/planning

env.devcon@camden.gov.uk

Application Ref: 2008/2614/P Please ask for: Joe Purcell Telephone: 020 7974 3060

12 August 2008

Dear Sir/Madam

Mr J Savage

London

NW3 4PE

11 Eton Garages

Lancaster Grove

Robert Savage Associates

DECISION

Town and Country Planning Acts 1990 (as amended) Town and Country Planning (General Development Procedure) Order 1995 Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

Flat A 28 England's Lane London **NW3 4UE**

Proposal:

Erection of mansard roof extension with rear terrace to provide additional floor space to existing third floor flat.

Drawing Nos: 7477/TP2/01; 02; 03.

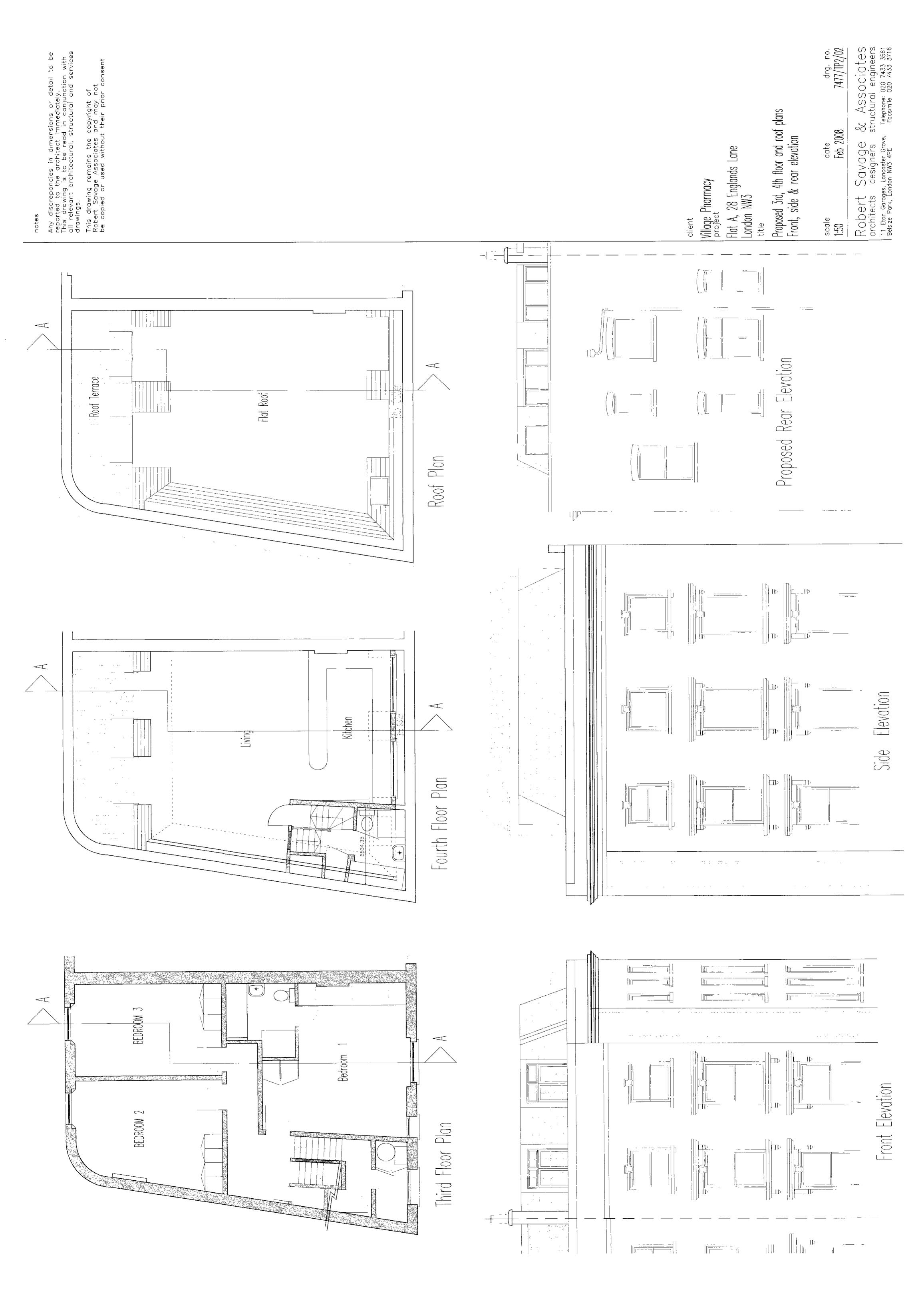
The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

The development hereby permitted must be begun not later than the end of three 1 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).







Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Tel 020 7278 4444 Fax 020 7974 1975 Textlink 020 7974 6866

Application Ref: 2006/0910/P Please ask for: Mary Samuel Telephone: 020 7974 2516

13 April 2006

Dear Sir/Madam

Robert Savage

REF: 6440/rws/tp/01

11 Eton Garages

Lancaster Grove

London

NW3 4PE

Robert Savage Associates

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

30 England's Lane London NW3 4UE

Proposal:

The erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings) and retention of existing roof terrace as works to 3rd floor flat.

Drawing Nos: Site Location Plan 6440/TP/01; 6440/TP/02A; 0644/TP/03A.

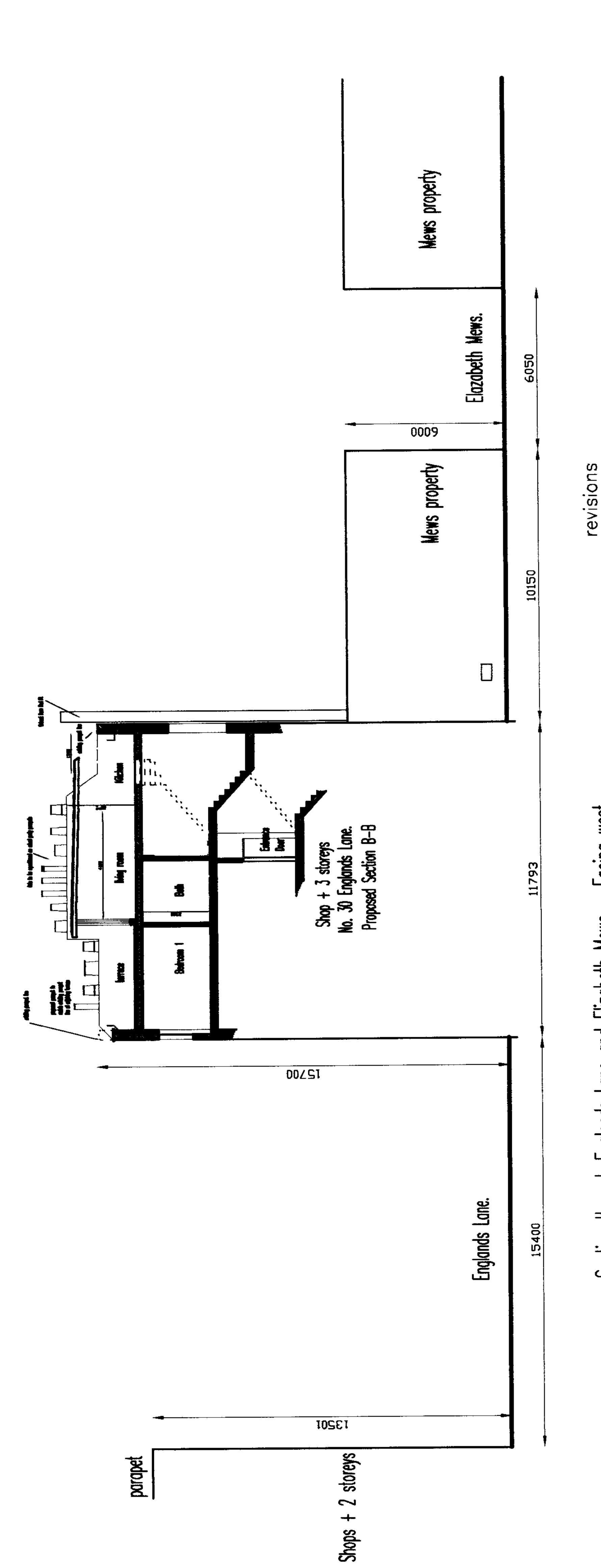
The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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).





Facing west..

rough Englands Lane and Elizabeth Mews

Section

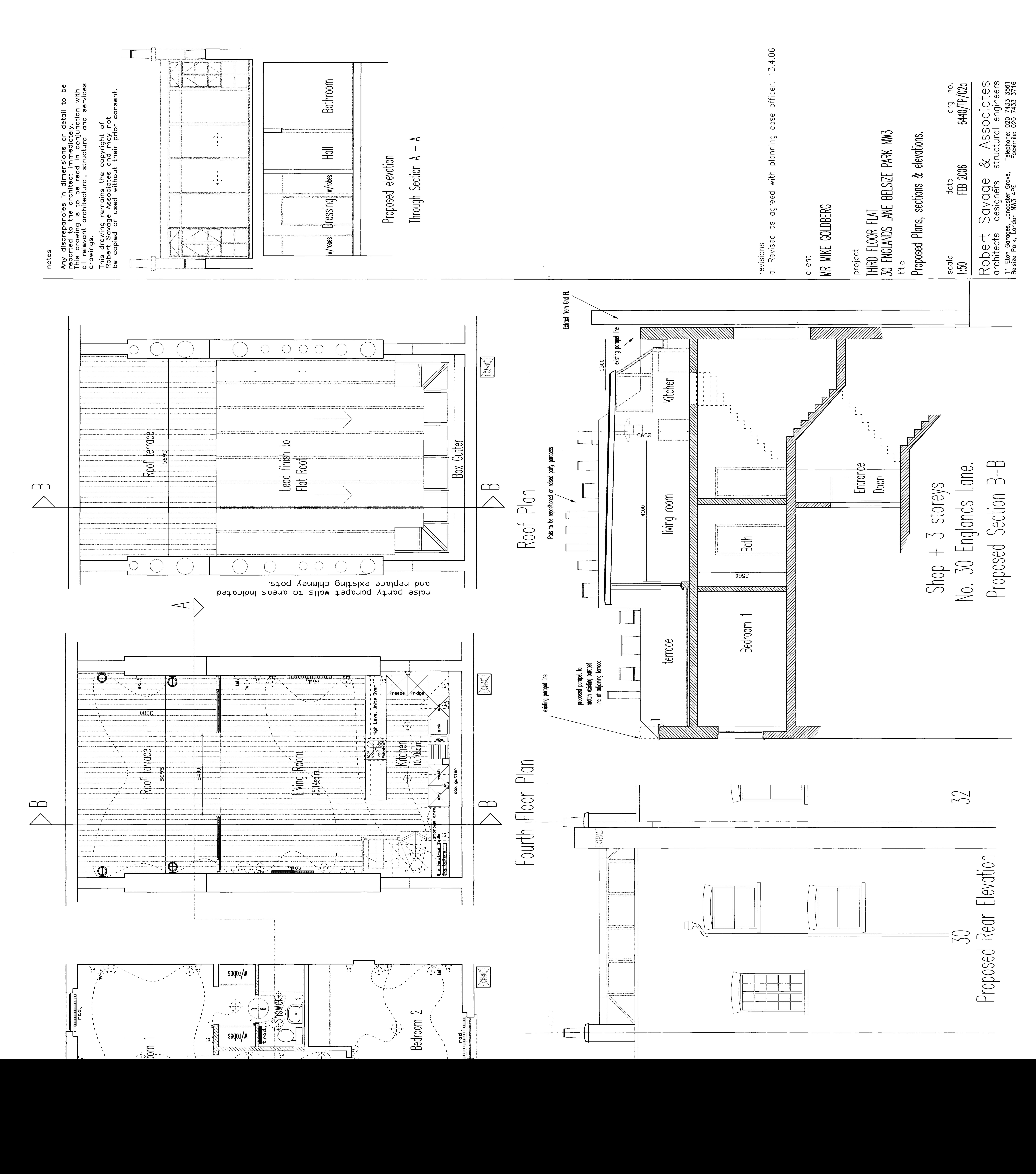
a: Revised as agreed with planning case officer. 13.4.6 project

THIRD FLOOR FLAT 30 ENGLANDS LANE BELSIZE PARK NW3

scale 1:200 FEB 2006

drg. no. 0644/IP/03a Robert Savage & Associates architects designers structural engineers 11 Eton Garages, Lancaster Grove, Telephone: 020 7433 3561 Belsize Park, London NW3 4PE Facsimile: 020 7433 3716

2006/09/10/PR1





Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Robert Savage 11 Eton Garages Belsize Park London NW3 4PE RECEIVED 27 JUL

2004020 7278 4444 Fax 020 7974 1975 Textlink 020 7974 6866

env.devcon@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2004/1725/P
Please ask for: Faye Tomlinson

Telephone: 020 7974 **2643**

19 July 2004

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

36 England's Lane London NW3 4UE

Proposal:

Erection of roof extension to provide additional habitable space for the maisonette on the upper floors.

Drawing Nos: OS Siteplan (un-numbered), 4414/TP/01& 02.


The Council has considered your application and decided to grant permission subject to the following condition(s):


Condition(s) and Reason(s):

The development hereby permitted must be begun not later than the end of five 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).









Regeneration and Planning Development Management London Borough of Camden

Town Hall Judd Street London WC1H 8ND

Tel 020 7974 4444 Fax 020 7974 1930 Textlink 020 7974 6866

planning@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2013/0976/P Please ask for: Miheer Mehta Telephone: 020 7974 2188

23 July 2013

Dear Sir/Madam

Mr Robert Savage

11 Eton Garages

Lancaster Grove

London

Middlesex

NW3 4PE

Robert Savage Associates

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

38 England's Lane London NW3 4UE

Proposal:

Erection of roof extension with roof terrace to front in connection with existing third floor level flat (Class C3).

Drawing Nos: Design and Access Statement, 0560/TP/01B, 0560/TP/02B, 10.2.11.0.

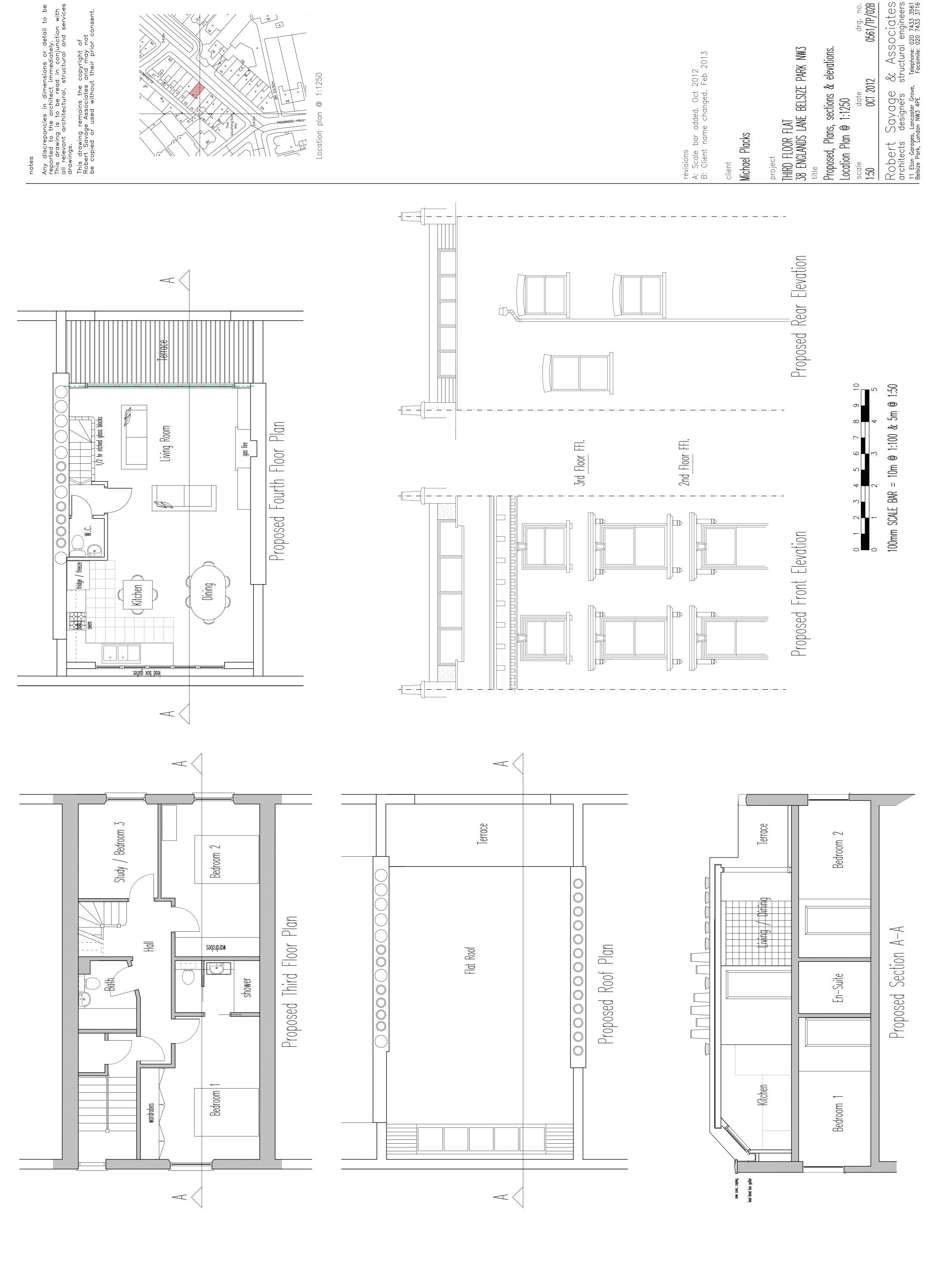
The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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).







Regeneration and Planning Development Management London Borough of Camden Town Hall

Judd Street London WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk www.camden.gov.uk/planning

Mr Jefferson Savage Robert Savage Associates 11 Eton Garages Lancaster Grove London NW3 4PE United Kingdom

> Application Ref: 2017/2560/P Please ask for: Tessa Craig Telephone: 020 7974 6750

15 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3 40 England's Lane London NW3 4UE

Proposal: Erection of a roof extension with a front roof terrace and installation of rooflights

to the rear

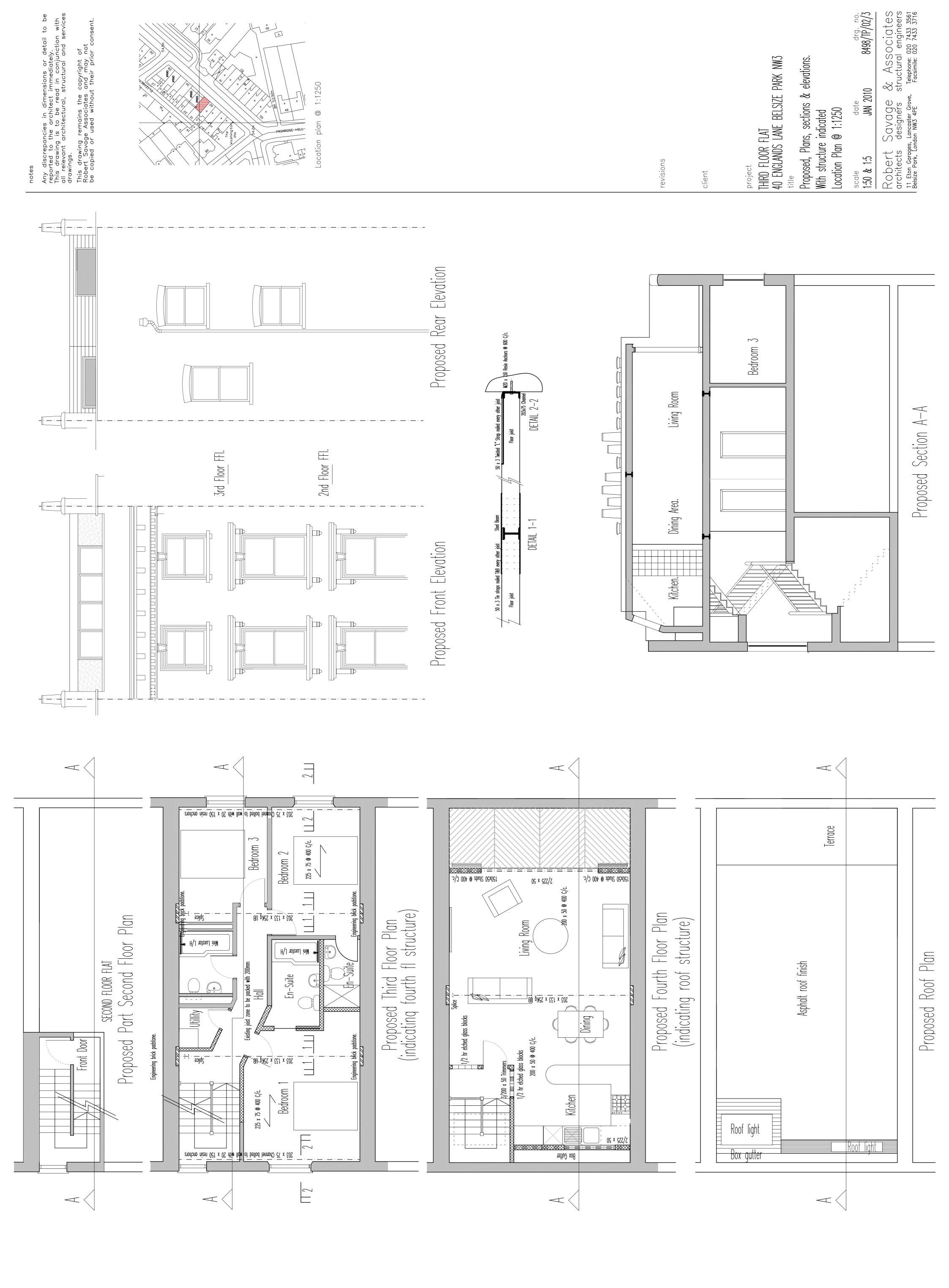
Drawing Nos: Design & Access Statement, 8498/TP/01/3 and 8498/TP/02/3.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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





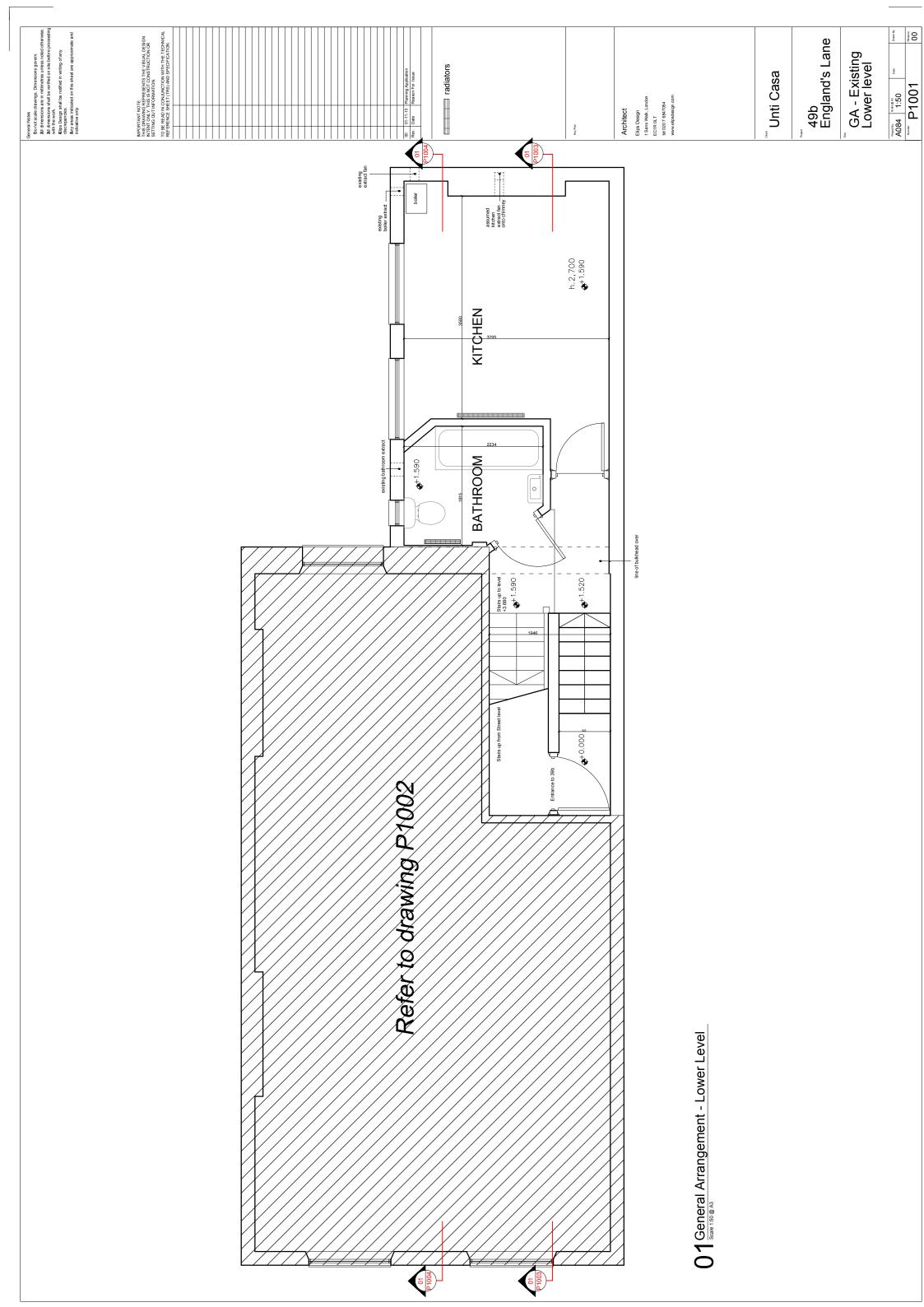
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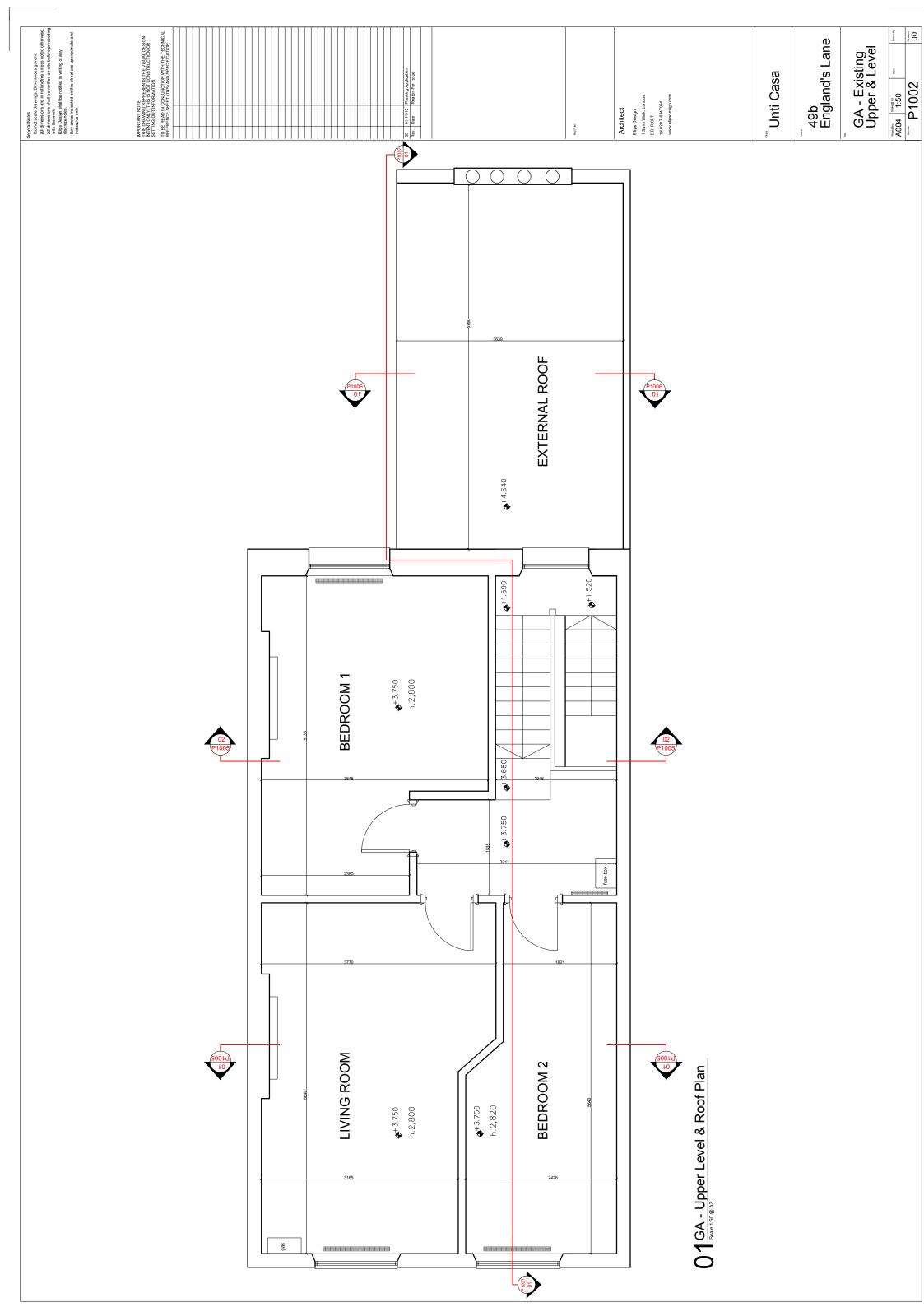
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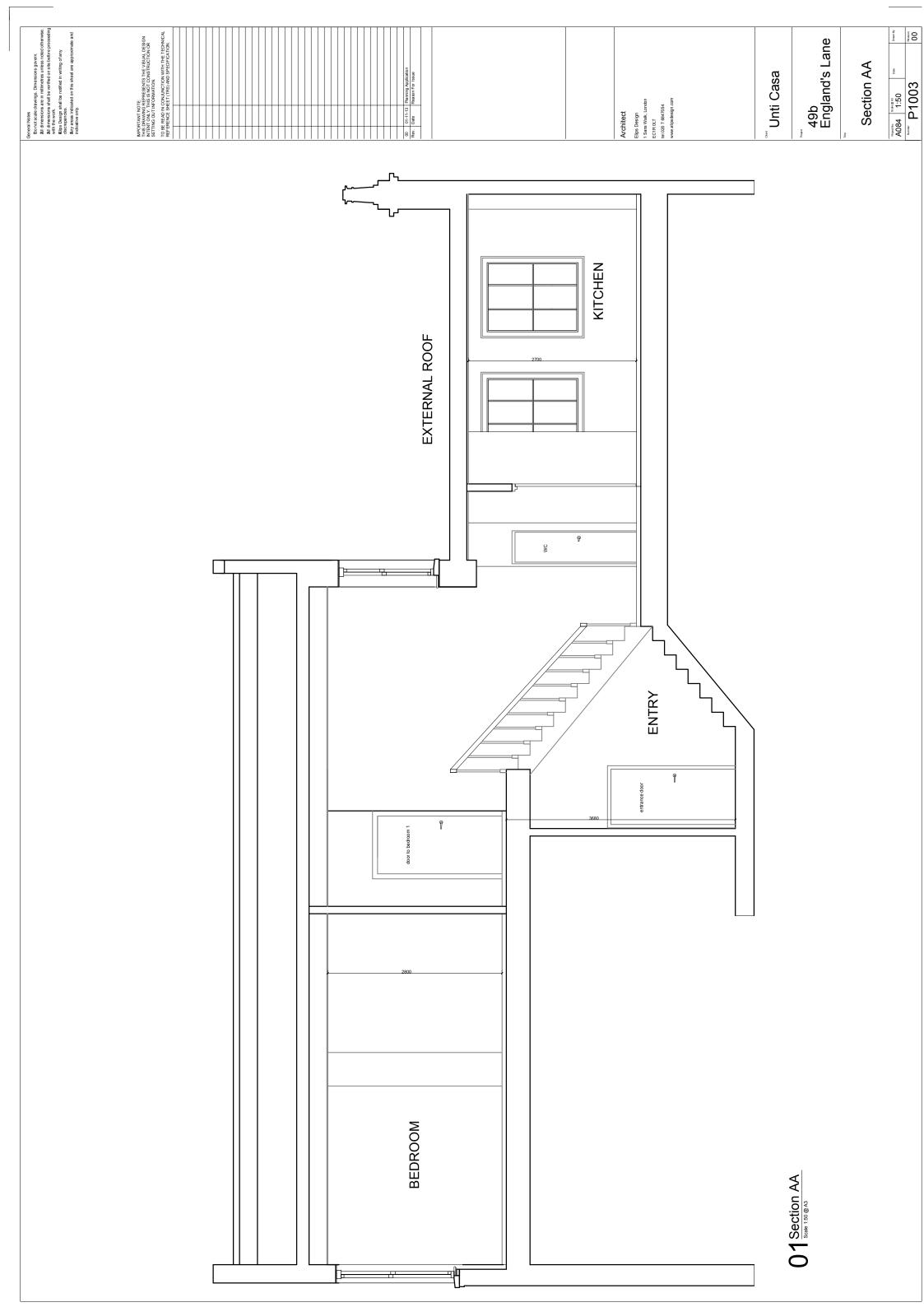
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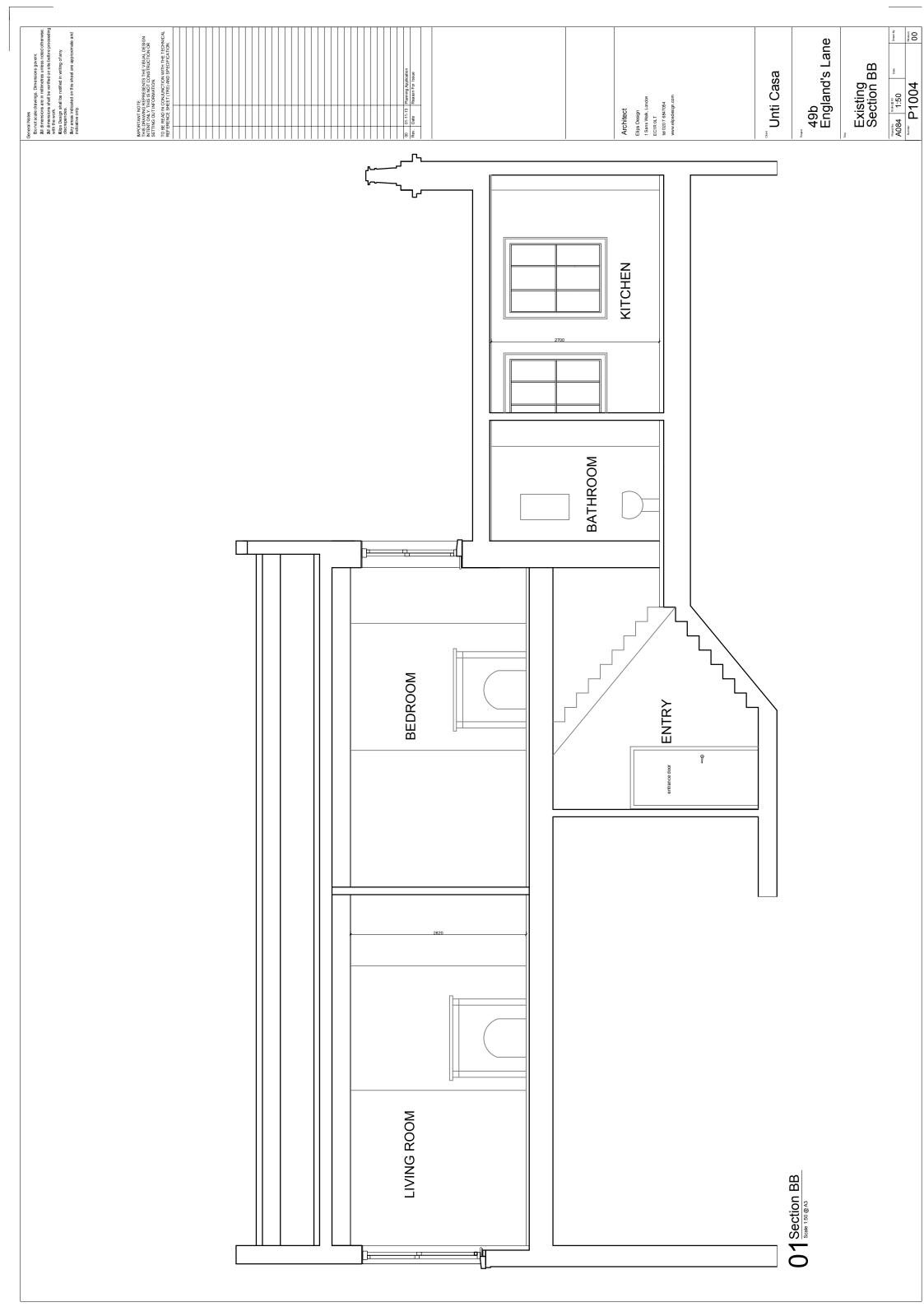
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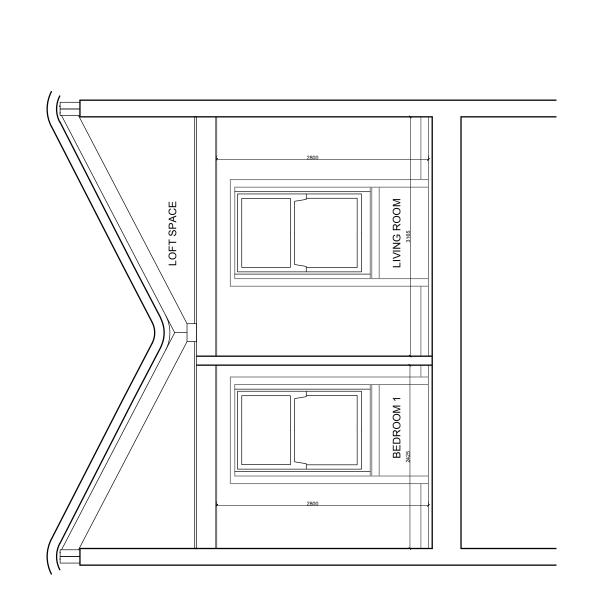
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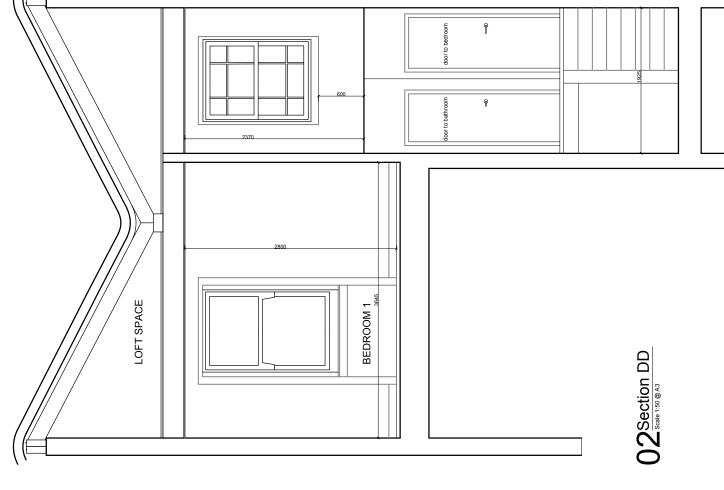








O1 Section CC Scale 1:50 @ A3



Architect
Elips Design
1 Sans Walk, London
EC1R 0LT
tel 0207 6947054
www.elipsdesign.com

Ceneral Notes

Do not scale drawings. Dimensions govern.

All dimensions are in millinet sea unless noted otherwise.

All dimensions shall be writted on site before proceeding with the work.

Eigh Design shall be notified in writing of any.

Eigh Design shall be notified in writing of any discrepancies.

Any areas introlled on this sheet are approximate and indicative only.

TO BE READ IN CONJUNCTION WITH THE TECHNICAL REFERENCE SHEET (TRS) AND SPECIFICATION.

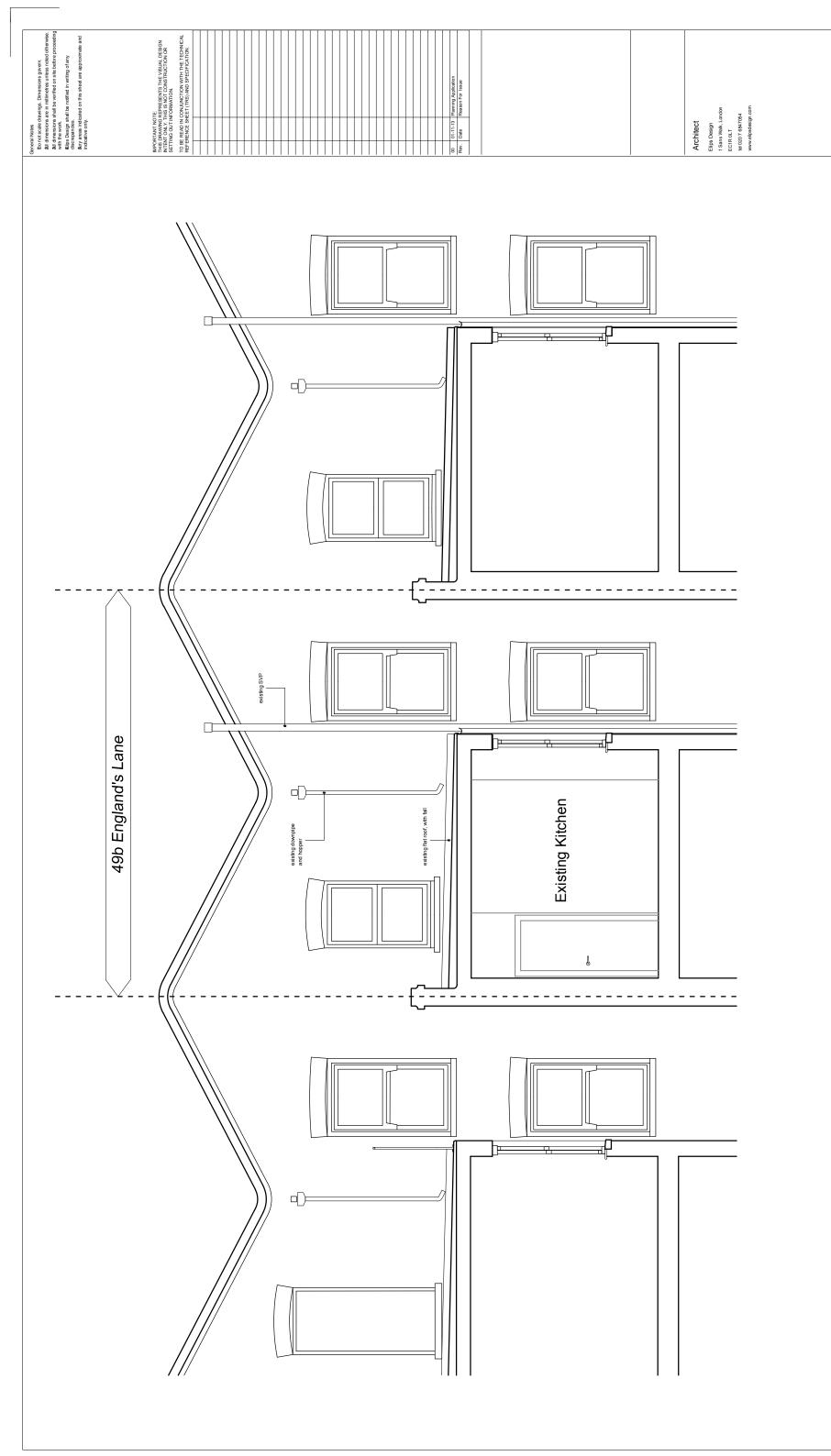
IMPORTANT NOTE:
THIS DEAWNING REPEBEINS THE VISUAL DESIGN
INTERT ONLY, THIS IS NOT CONSTRUCTION OR
SETTING OUT INFORMATION.

Unti Casa

49b England's Lane

Existing Section CC / DD

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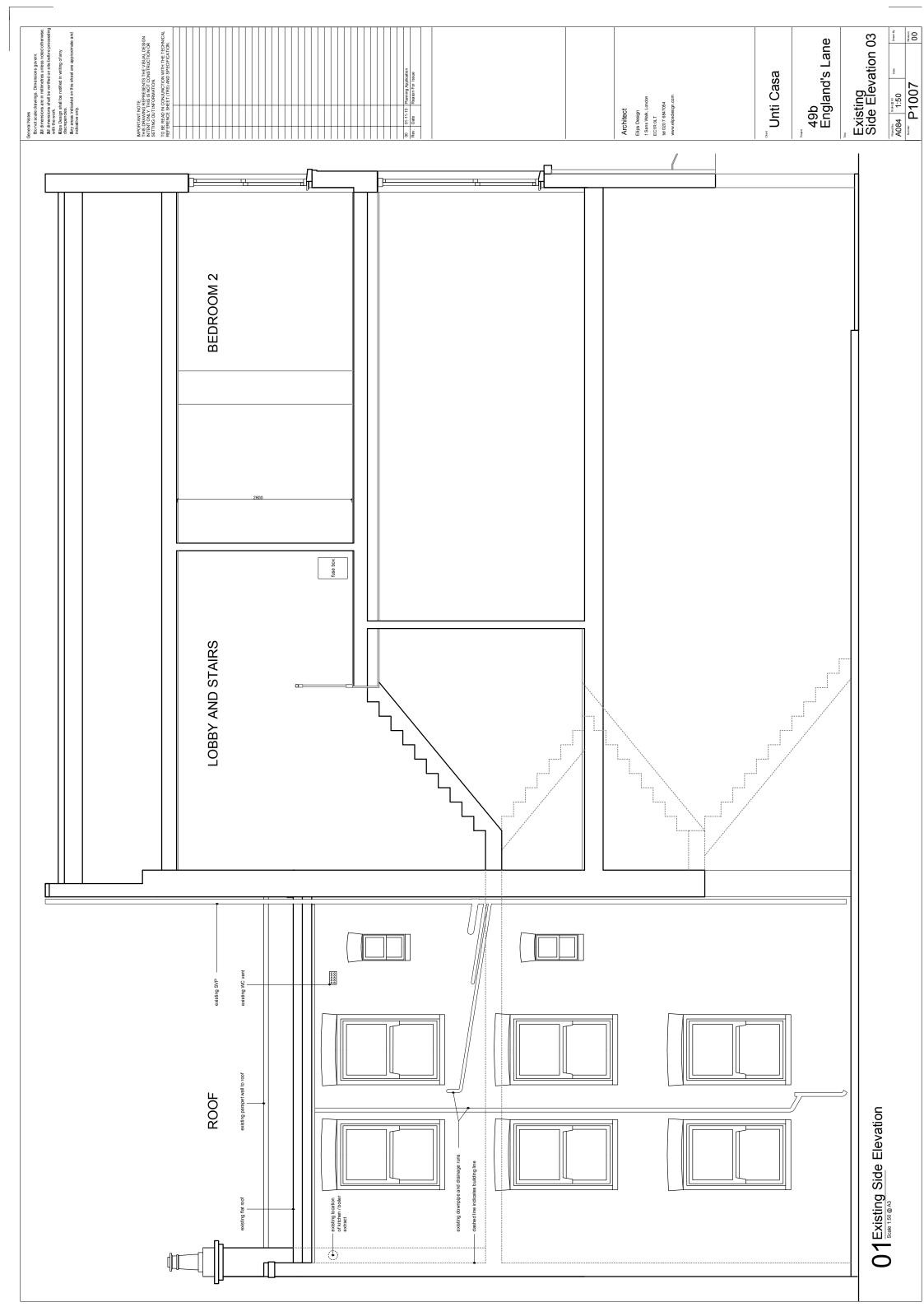


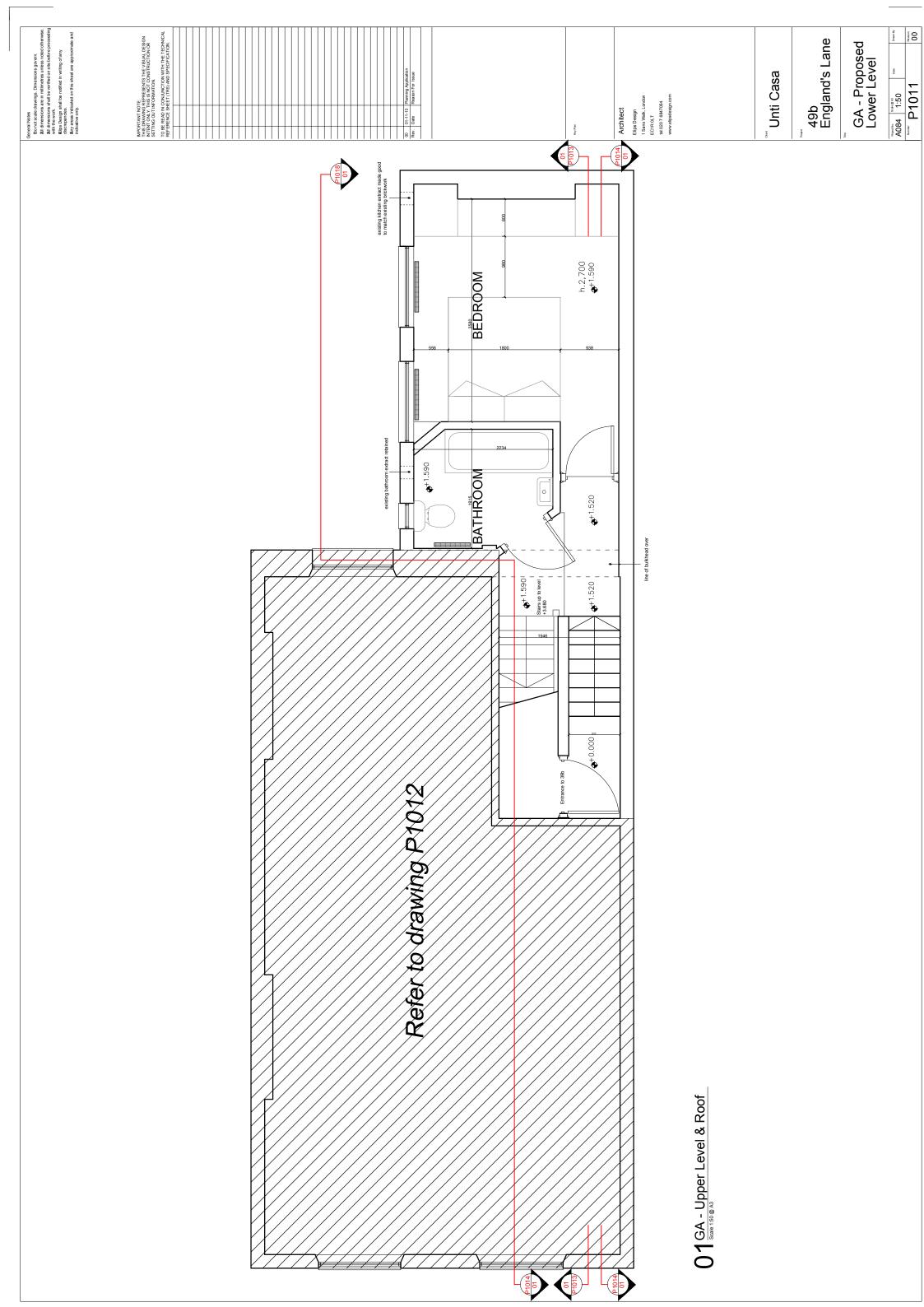
0 | Existing - Rear Elevation

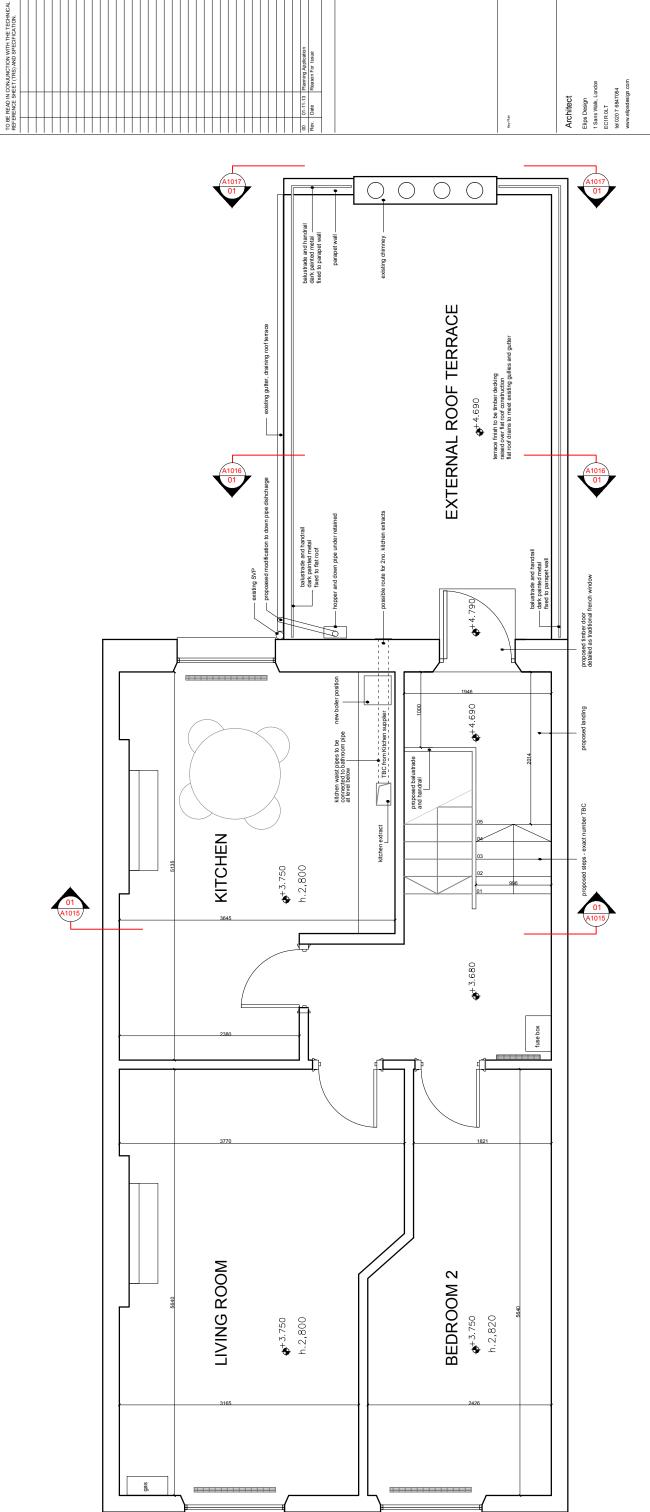
Rear Elevation -01

49b England's Lane

Unti Casa







General Notes

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All dimersions shall be verified on site before proceeding with the work.

Exp. Design shall be notified in writing of any discrepancies.

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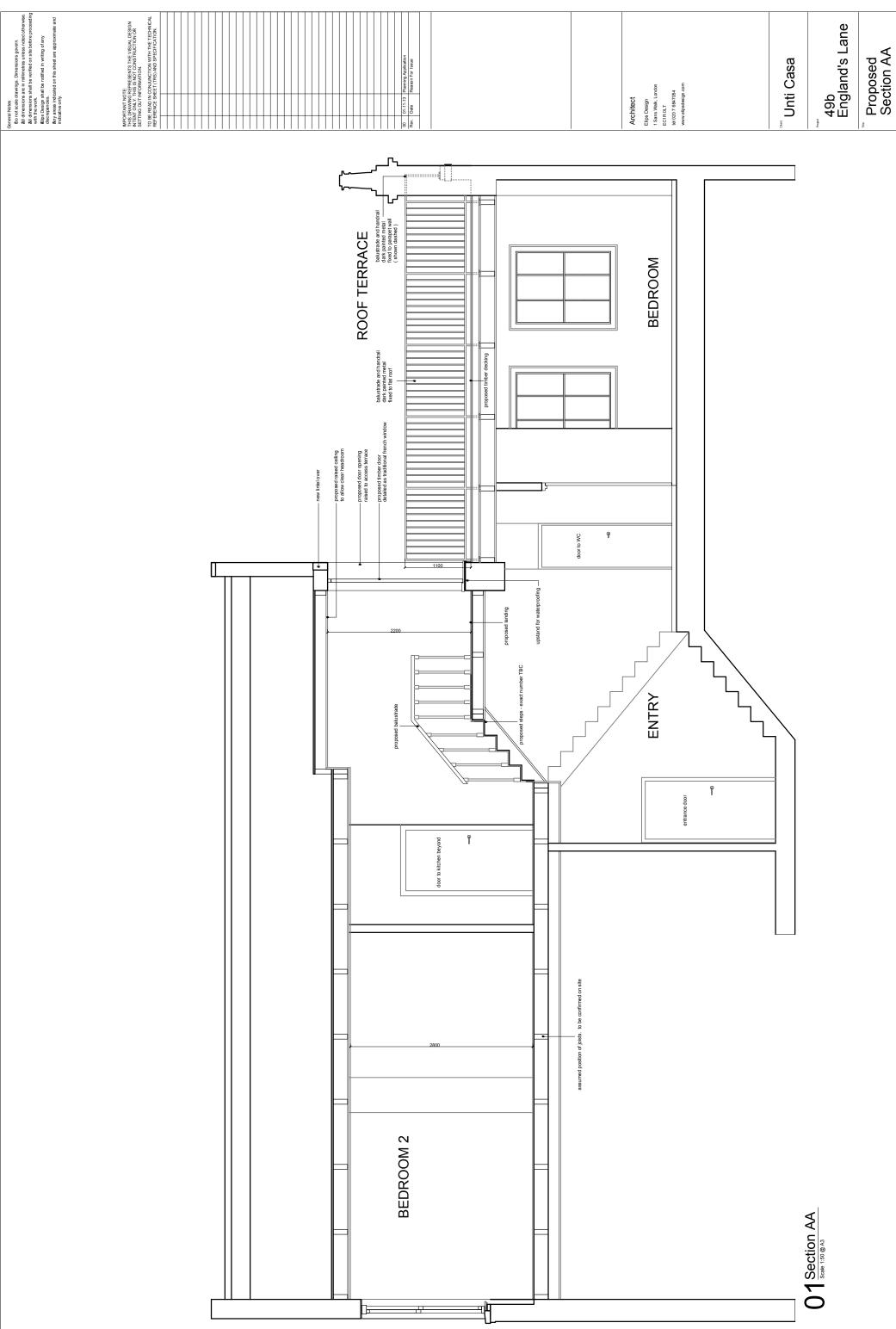
Odga - Upper Level & Roof Plan

Unti Casa

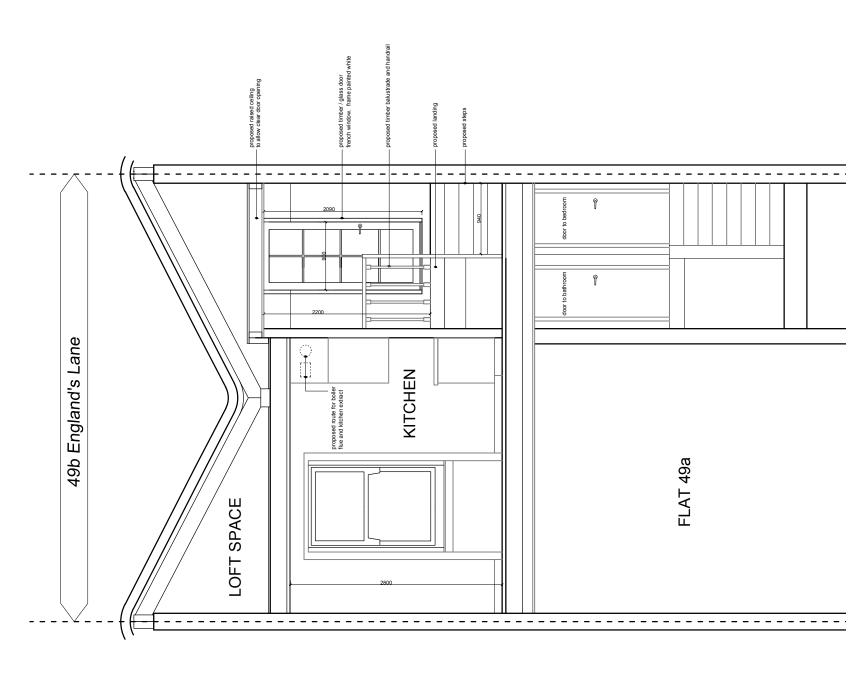
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England's Lane

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Upper Level

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Elsa Design

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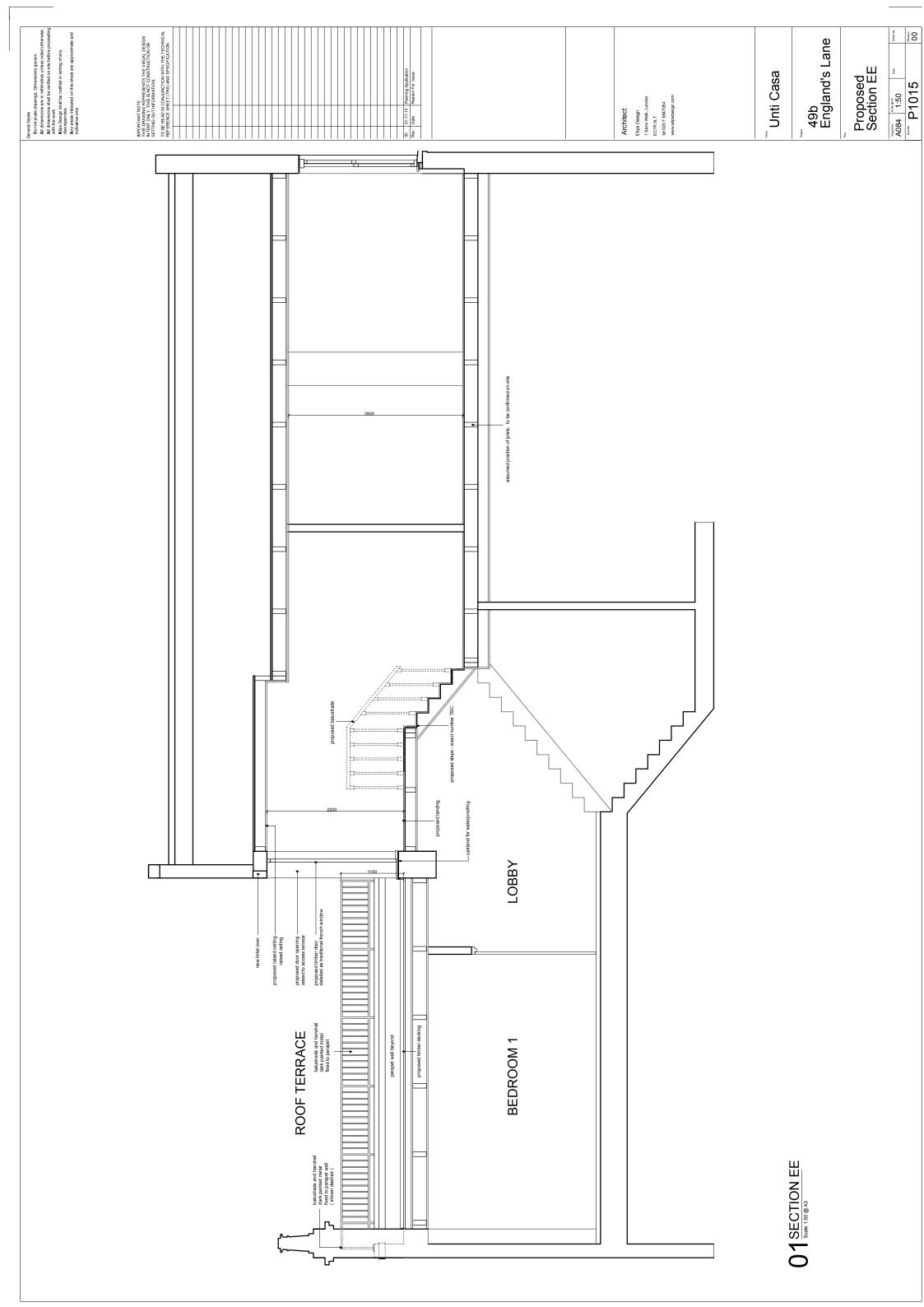
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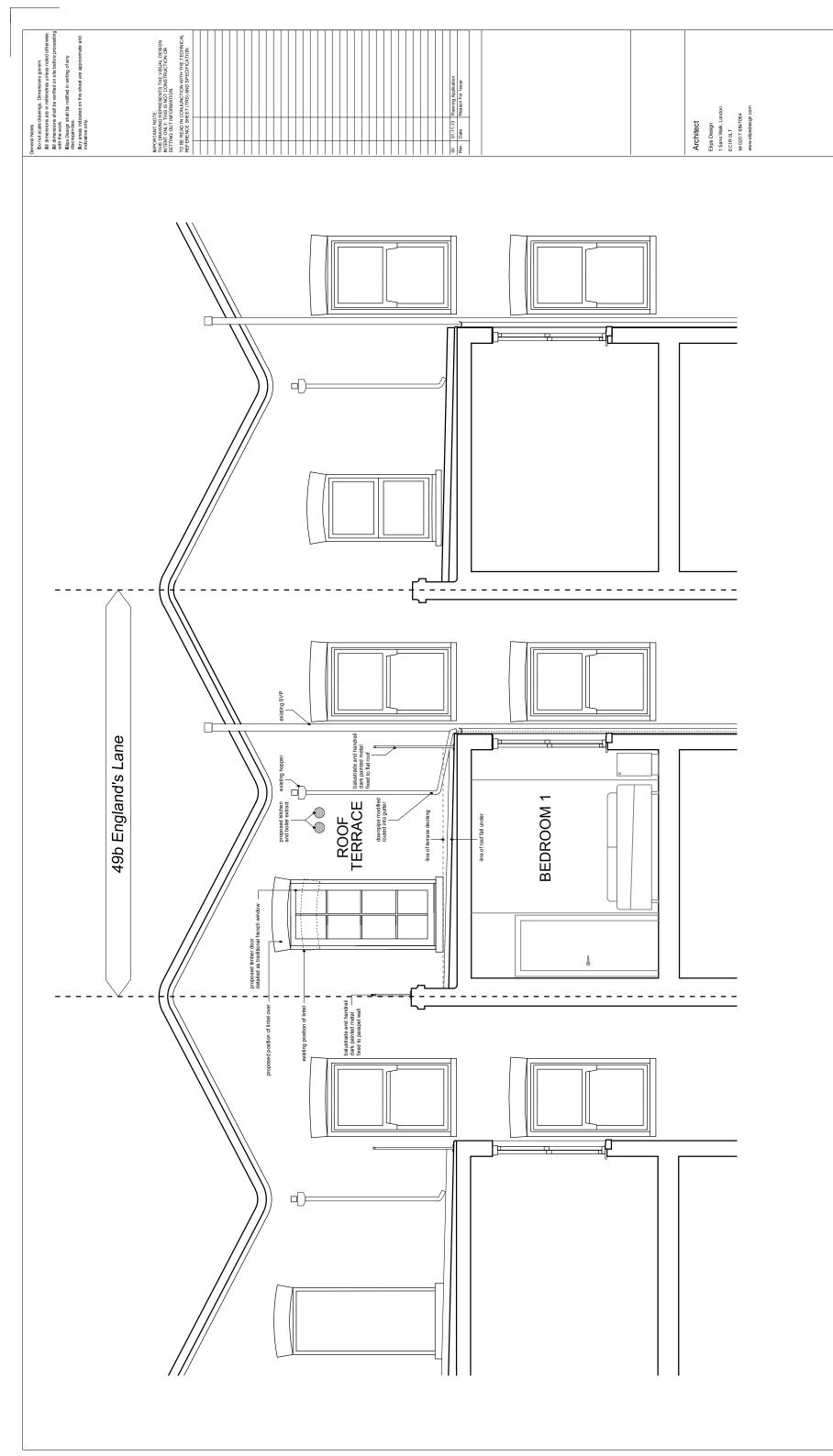
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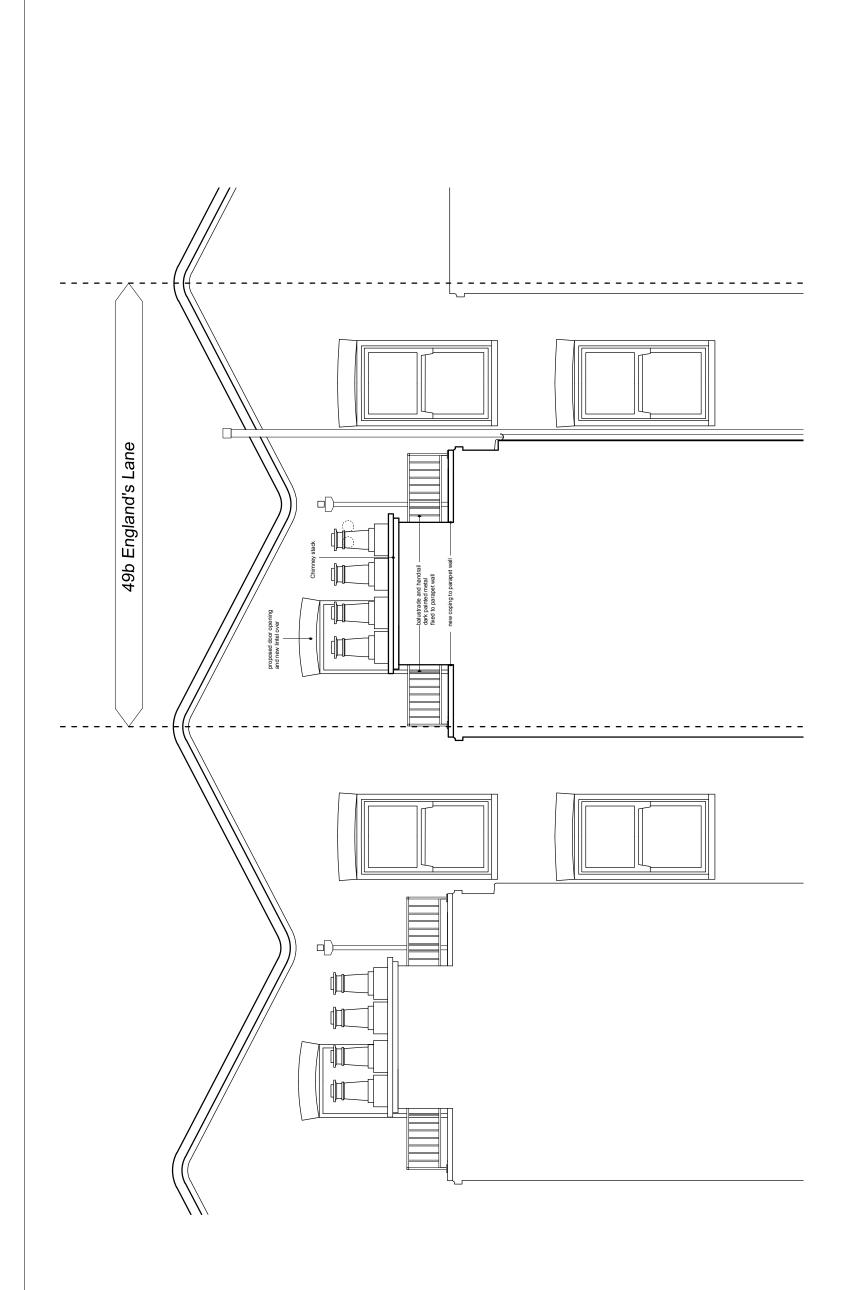


Of Proposed - Rear Elevation 01

Rear Elevation 01

49b England's Lane

Unti Casa



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General Notes

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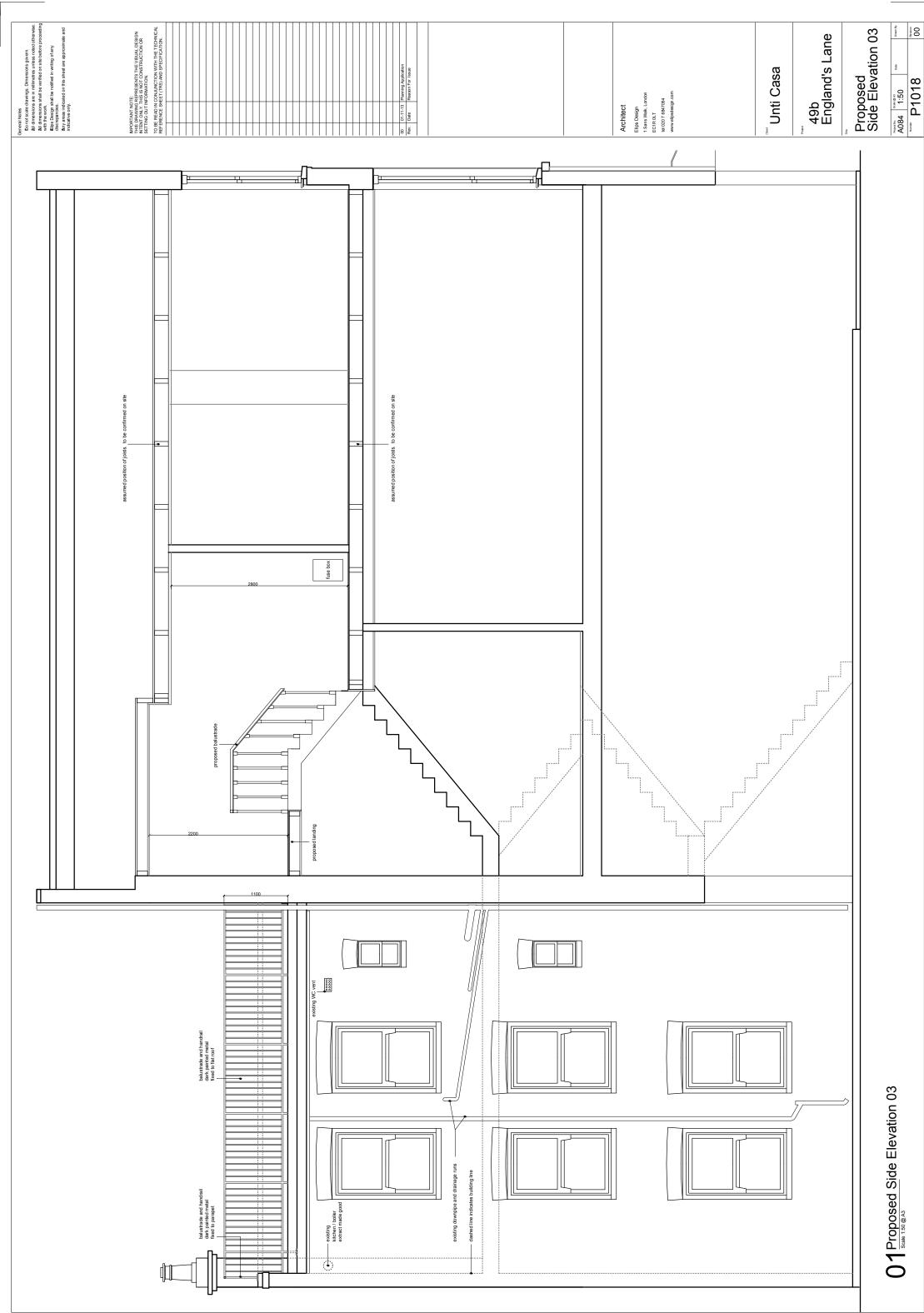
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Number P1017		Revision 00

Unti Casa

Architect
Elips Design
1 Sans Walk, London
EC1R 0LT
tel 020 7 6947054
www.elipsdesign.com

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Of Proposed Side Elevation 03



Regeneration and Planning Development Management London Borough of Camden Town Hall Judd Street London

Tel 020 7974 4444 Fax 020 7974 1930 Textlink 020 7974 6866

WC1H 8ND

planning@camden.gov.uk www.camden.gov.uk/planning

Application Ref: 2013/7040/P Please ask for: Miheer Mehta Telephone: 020 7974 2188

28 January 2014

Dear Sir/Madam

Mr Robert Hall Elips Design

1 Sans Walk

London

EC1R 0LT

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

49B England's Lane London NW3 4YD

Proposal:

Creation of a rear roof terrace and associated alterations to rear elevation including installation of railings and replacement of existing window with a door, all to flat.

Drawing Nos: Drwgs P1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018 and Design and Access Statement (prepared by "elips design" dated 1 November 2013).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

The development hereby permitted must be begun not later than the end of three years from the date of this permission.





 $\label{eq:Appendix 2} \textbf{Appendix 2} \qquad \textbf{Product literature for proposed roof terrace access rooflight}.$

security rooflight range

Security isn't something you leave to chance, you should ensure that all windows, doors and rooflights are secure by specifying the right product for the job.

Glazing Vision's complete standard rooflight range has been exhaustively tested against LPS2081 Issue 1:2015 standards to comply with Building Regulations Approved Document Q - Security in Dwellings.

LPS2081 Issue 1:2015 is specifically designed to replicate the types of 'stealth' attack common to domestic properties.

These rooflights are also supported by official Police security initiative 'Secured by Design' which encourages manufacturers to consider the security performance of their products at the design stage.

Testing must be carried out to a relevant security standard before it can be awarded the Secured by Design mark.

Glazing Vision's complete rooflight range has been exhaustively tested against LPS2081 Issue 1:2015 standards to comply with Building Regulations















skydoor®

Skydoor is our most popular hinged access rooflight and is designed for day to day access to your roof space, ideal for terrace areas on flat roofs.

Operated by our intelligent LED control switch, the unit will respond to both one touch and press and hold requests.

The Skydoor opens out to an impressive 87° at full travel by means of synchronised dual actuators but you can also stop the unit at any point mid travel which means it can be used as a natural ventilation rooflight too.

Safety features include current override sensors, anti slip threshold tread plate and also a three point thru beam proximity detector system (left) which will sense any movement beneath the opening section when in motion and prevent the lid from closing until the switch is engaged again.

The Qualicoat approved polyester powder coated framework is supplied dual colour as standard and is thermally broken using a combination of 39mm polyamide breaks and closed cell PIR insulation.





Thermally broken aluminium frame with 39mm polyamide thermal breaks and closed cell PIR insulation.







Name: GV Standard Skyhatch Manual

Code: 407

Type: Hinged access rooflight

Description: Manually-actuated thermally-broken hinged rooflight.

BIM: https://www.nationalbimlibrary.com/glazing-vision-ltd/skyhatch-manual-rooflight

Features:

Excellent overall thermal performance with concealed insulation. Kerb fixings are hidden through the use of extruded external clip-on cover. The side-mounted hinge mechanisms provide assisted opening and unobstructed clear views. The dual-locking mechanism offers good security and airtightness.

The primary function of the Skyhatch is to provide access, opening to a maximum angle of approximately 75°.

Kerb Dimensions (solo): Min Kerb Thickness: 100mm Min Kerb Height: 150mm

Span: 1100mm

Width: 1100mm, 1500mm or 2000mm

Min Pitch: 3° Max Pitch: 10°

Example Glass Specification: Double glazed

Outer: 6mm HST Clear toughened.

Spacer: 20mm Black warm edge silicone-sealed argon-filled cavity.

Inner: 8.8mm Clear soft low E laminated.

OTHER GLASS SPECIFICATIONS ARE AVAILABLE

Standard Colour: Qualicoat approved RAL 7015 slate grey outer, RAL9010 pure white inner (base interior)

Rooflight Control: Lockable handle with dual fixed grab handles.

Power Supply: Manually operated.

Drive Mechanism: Supporting gas struts with calibrated spring assist.

Thermally Broken: Yes

Seals: Three-staged silicone bubble and blade seals for exceptional airtightness and thermal

performance.

Security: Tested to LPS2081 Issue 1:2015. Approved by the Loss Prevention Certification Board (Cert/

LPCB ref: 1347a) Approved Secured by Design.



Appendix 3 TFL Cycle Stand Specifications



Cycle Stand SpecificationsThe TfL offer includes three different types of stand:

Sheffield Stand	Toast Racks	Vertical Parking
The Sheffield Stand is a low maintenance and good value cycle parking stand.	The Toast Rack comes in a single unit and can be bolted down to provide multiple bicycle parking. The rack can be quickly	The Vertical Bike Holder is a space saving and economical solution for storing bicycles in a restricted space.
The bike frame and wheel of the bicycle can be easily secured to the stand.	installed or moved around on site. The stands are fully welded to the rails.	The bicycle is lifted into place, with the front wheel secured by the holder.
Technical Specification	Technical Specification	Technical Specification
Viateria: Mild steel Dimensions:	Dimensions:	Dimensions:
Height: 750mm (1050mm ground	Height: 750mm	Height: 300mm
Width: 750mm	Centres: 800mm between stands	configuration)
Capacity: Accommodates 2 bicycles per stand	Rack size: Available in 3, 4 & 5 stands Capacity: Parks 6, 8 & 10 bicycles	Length: 600mm Capacity: One bicycle per stand
Installation Ground embedded (300mm deep) Surface fixed with suitable bolts (not included)	Installation Surface fixed with suitable bolts (bolts not included)	Installation Fixed to solid wall (bolts not included) Installation on partition walls require a supporting frame or board

Sheffield Stand	Toast Racks	Vertical Parking
Finish	Finish	Finish
Galvanised steel	Galvanised steel	Powder coated steel (black)
Advantages Submerged or bolt down fixing.	Advantages Easy to set up on site.	Advantages Fully assembled
Fully assembled	Tubes are 3mm thick to provide excellent resistance to cutting or bending	Easy to install and offering space saving parking.
Tubes are 3mm thick to provide excellent resistance to cutting or bending.		
Sheffield stand - What is included?	Toast Rack Flatpack - What is included? Vertical parking - What is included?	Vertical parking – What is included?
One stand measuring 80cm x 80cm	 2 Rails (1.6m for 3-Stand, 2.4m for 4-Stand, 3.2m for 5-Stand) 3, 4 or 5 Stands (80cm x 80cm each) Bolts (Small Bag) for fixing to rails End Caps - 4 per Rack (Small Bag) 	One stand measuring 30cm x 60cm



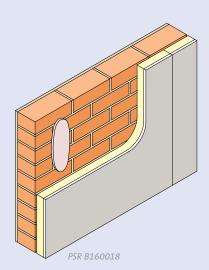
Appendix 4 British Gypsum Approved Systems - Separating Wall Details

35

Masonry walls and DriLyner sı

PRE-COMPLETION TESTING - CONVERSIONS
BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr)

SOUND 53 dB R_W + Ctr



- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- 52mm Gyproc TriLine R_W = 13 dB and R_W + Ctr = 9 dB



Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

Refer to flanking details pages 160 - 162

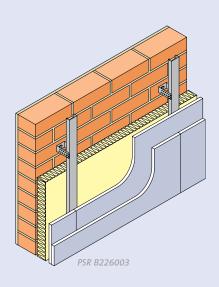


Masonry walls and GypLyner UNIVERSAL lining

PRE-COMPLETION TESTING - CONVERSIONS
BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr)

SOUND 55 dB

R_W+Ctr



- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- GypLyner UNIVERSAL, minimum 35mm cavity, with 2 x 12.5mm Gyproc SoundBloc, 25mm Isover APR 1200 R_W = 13 dB and R_W + Ctr = 11 dB



Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

Refer to flanking details pages 160 - 162



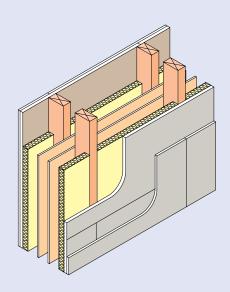


(Loadbearing)

PRE-COMPLETION TESTING - NEW-BUILD **GUIDANCE CONSTRUCTION**







- Overall construction nominal width 250mm
- Cavity width minimum 200mm
- Studs at 600mm centres
- Plywood sheathing may be used in the cavity as required for structural purposes
- Lined with a double layer of 12.5mm Gyproc WallBoard TEN,

Double layer of 12.5mm Gyproc SoundBloc

25mm Isover APR 1200 positioned between the studs in each timber frame

Refer to flanking details pages 163 - 166





Appendix 5 British Gypsum Approved Systems - Separating Floor Details

British Gypsum Approved Systems - conversions

Timber joist with

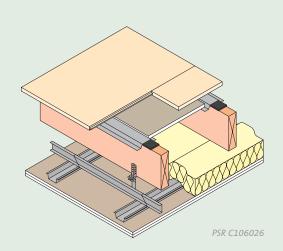
GypFloor SILENT and

CasoLine MF incorporating acoustic hangers

PRE-COMPLETION TESTING - CONVERSIONS BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw}) + Ctr and 64 dB L_{nTw})







- GypFloor SILENT comprising 21mm chipboard with 19mm Gyproc Plank on Gypframe SIF Floor Channels
- Timber joists at 450mm or 600mm centres
- 100mm Isover APR 1200 in the cavity
- CasoLine MF ceiling lining, incorporating
 Gypframe Acoustic Hangers, suspended beneath
 joists to give a 277mm cavity lined with a double
 layer of 15mm Gyproc SoundBloc

 1 Can also be used in new-build D_{nTw} + Ctr 45 dB and L_{nTw} 62 dB.

Refer to flanking details pages 185 - 186

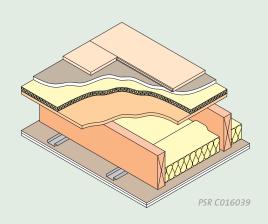


Timber joist with
Gypframe RB1 Resilient
Bar ceiling and platform
floor

PRE-COMPLETION TESTING - CONVERSIONS BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr and 64 dB L_{nTw})







- Walking surface of 18mm t&g chipboard, bonded to 19mm Gyproc Plank
- Resilient layer of 25mm Isover Sound Deadening Floor Slab laid over 15mm OSB board to top of joists
- Timber joists at 450mm centres or 600mm centres
- 100mm Isover APR 1200 in the floor cavity
- Gypframe RB1 Resilient Bars at 450mm centres to underside of joists lined with an inner layer of 19mm Gyproc Plank and outer layer of 15mm Gyproc WallBoard

Refer to flanking details pages 185 - 186

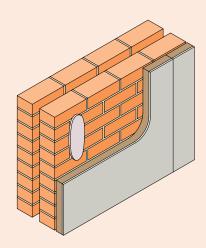




Appendix 6 British Gypsum Approved Systems - External Wall Details

Fabric upgrades

Brick cavity wall - 50mm cavity



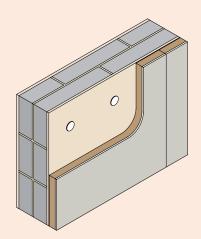
- 103mm brick
- 50mm clear cavity
- 103mm brick inner leaf
- Gyproc ThermaLine laminate (see table)

U-value (W/m²K)	Wall thickness mm	Fixing method [©]	Board lining
0.31	332	DriLyner RF 3mm fixing cavity on to 13mm plaster	60mm Gyproc ThermaLine super
0.30	326	Drilyner τι 10mm fixing cavity	60mm Gyproc ThermaLine super
0.27	351	GypLyner 25mm fixing cavity	70mm Gyproc ThermaLine super
0.26	336	Drilyner τι 10mm fixing cavity	70mm Gyproc ThermaLine super

• Please refer to Fixing Method on page 93.

84

Render and block wall



- 16mm render
- 190mm block medium density (λ=0.61)
- 13mm plaster
- Gyproc ThermaLine laminate (see table)

U-value (W/m²K)	Wall thickness mm	Fixing method [©]	Board lining
0.32	282	DriLyner RF 3mm fixing cavity	60mm Gyproc ThermaLine super
0.28	292	DriLyner RF 3mm fixing cavity	70mm Gyproc ThermaLine super
0.24	302	DriLyner RF 3mm fixing cavity	80mm Gyproc ThermaLine super

1 Please refer to Fixing Method on page 93.