

Mr Jeff Savage
Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2017/4681/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Elizabeth Mews
London
NW3 4TL

Proposal:
Erection of mansard roof extension including terrace and alteration to front fenestrations to single family dwelling (Use Class C3) with associated alterations.
Drawing Nos: 01549 TP01, 01549 TP02, 01549 TP03 rev A, 01549 TP04 rev A, Design and Access Statement.

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: 01549 TP01, 01549 TP02, 01549 TP03 rev A, 01549 TP04 rev A, Design and Access Statement.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all replacement/proposed windows (including jambs, head and cill), external doors and terrace balustrading;

b) Manufacturer's specification details of the proposed roof tile (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies

Informative(s):

1 Reasons for granting permission. [Delegated]

Across the mews, the majority of dwellings feature roof extensions with front terraces/fenestrations of varying styles, forming the established character. Within the row nos1-10 Elizabeth Mews, 7/10 of dwellings feature such roof extensions and so the proposed extension would to help to visually reunite the terrace and is acceptable in principle.

The presence of front terraces is also an established feature along the mews. Although the proposed front fenestrations to the extension would sliding doors which might otherwise disrupt vertical hierarchy, these elements are set back away from the front parapet (increased to match rest of row) and will therefore not be overly prominent. The required handrail would also be inset so as to avoid visual impact. The height of the mansard roof would match the ridge height of the result of the row, ensuring visually harmony. Furthermore, angled cheeks have been added to either side of the terrace to ensure the extension reads as a traditional mansard form with inset terrace. Due to the width of the mews, the extension will predominately be read in long / angled views and these added cheeks would softened visual impact in these views. The proposed roof form would feature hung slate tiles and a green roof, accessed via a top hatch. Whilst this provision is encouraged, a condition is recommended for the submission of full details of the tile to be used as well as the specification and maintenance details of the green roof to ensure its viability.

The proposed alteration to the front elevation are considered acceptable in terms of the resulting composition and materials. In order to ensure that the detailed design of the proposed replacement windows and doors are full sympathetic, a condition requiring submission of full details is recommended. Subject to the above conditions, the development is considered preserve the character and appearance of the host dwelling, row of dwellings and conservation area.

To the front, the terrace would face dwellings opposite, but these properties already feature a mutual overlooking relationship from upper floor windows or adjacent terraces and this would be no worse than the existing situation. Although the extension would project within view from windows opposite, the existing views are to the rear elevation of the taller building behind only and the resulting impacts are therefore not considered detrimental. Due to the separation distances, the extension would not result in a loss of natural light to these properties.

To the rear, although the proposed extension would be situated within close proximity to the rear of 16 - 18 England's Lanes, only two windows would oppose the new roof form which serve a hallway to one residential unit and a communal stairway. Both of these windows also feature frosted/opaque glazing. The proposal would therefore not result in any detrimental loss of outlook or privacy to any

neighbouring resident. Due to the proposed mansard form as well as the position North West of these rear windows, the extension is not considered to result in any detrimental loss of natural light.

No comments were received following public consultation. The site's planning history was taken into account when forming this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, the development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies G1, C1, C3, C6, EC1, A1, A4, D1, D2, CC1, CC2, CC3, TC2 and T1. The development is also in accordance with the London Plan (2016) and NPPF (2012).

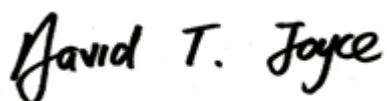
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

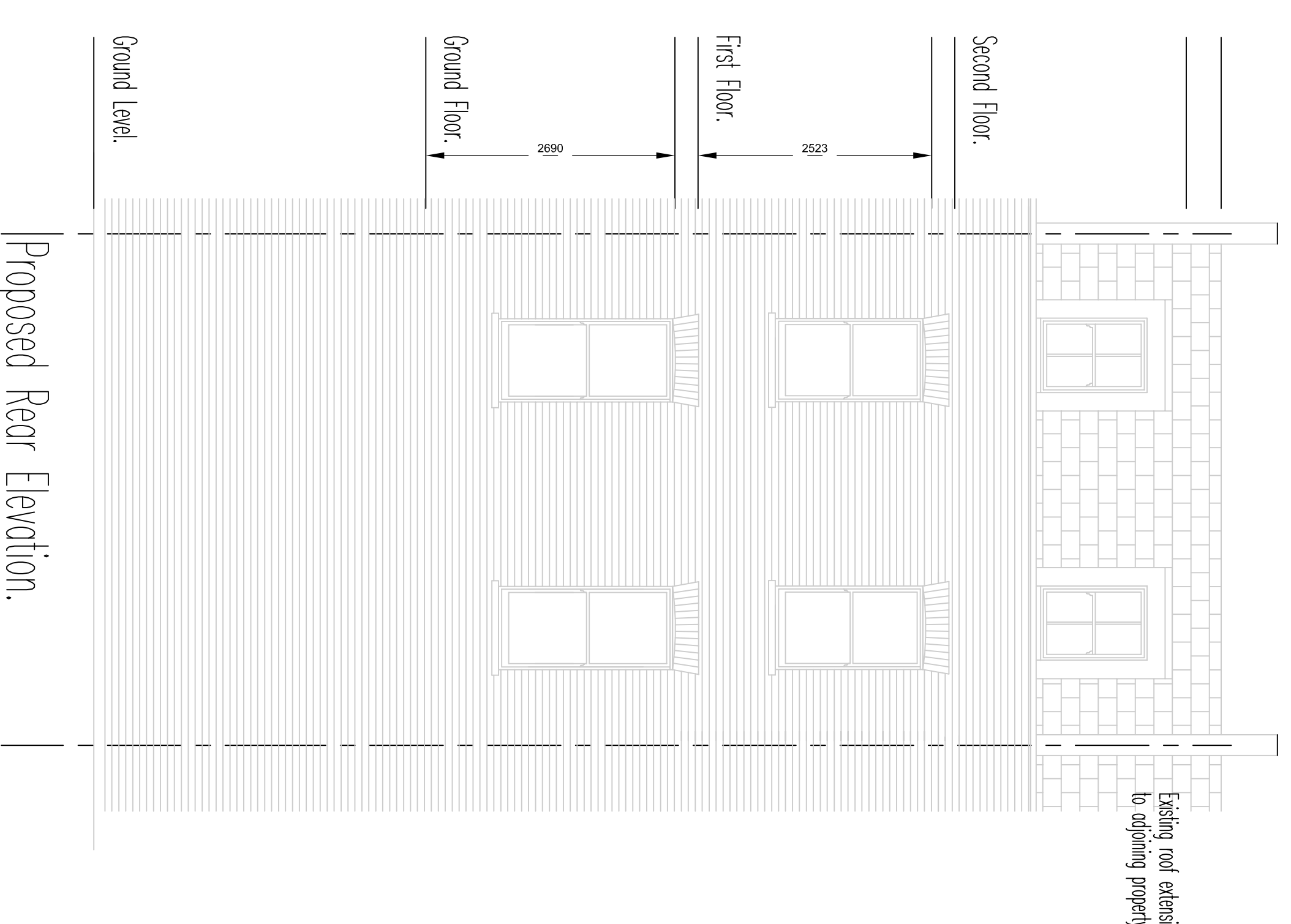
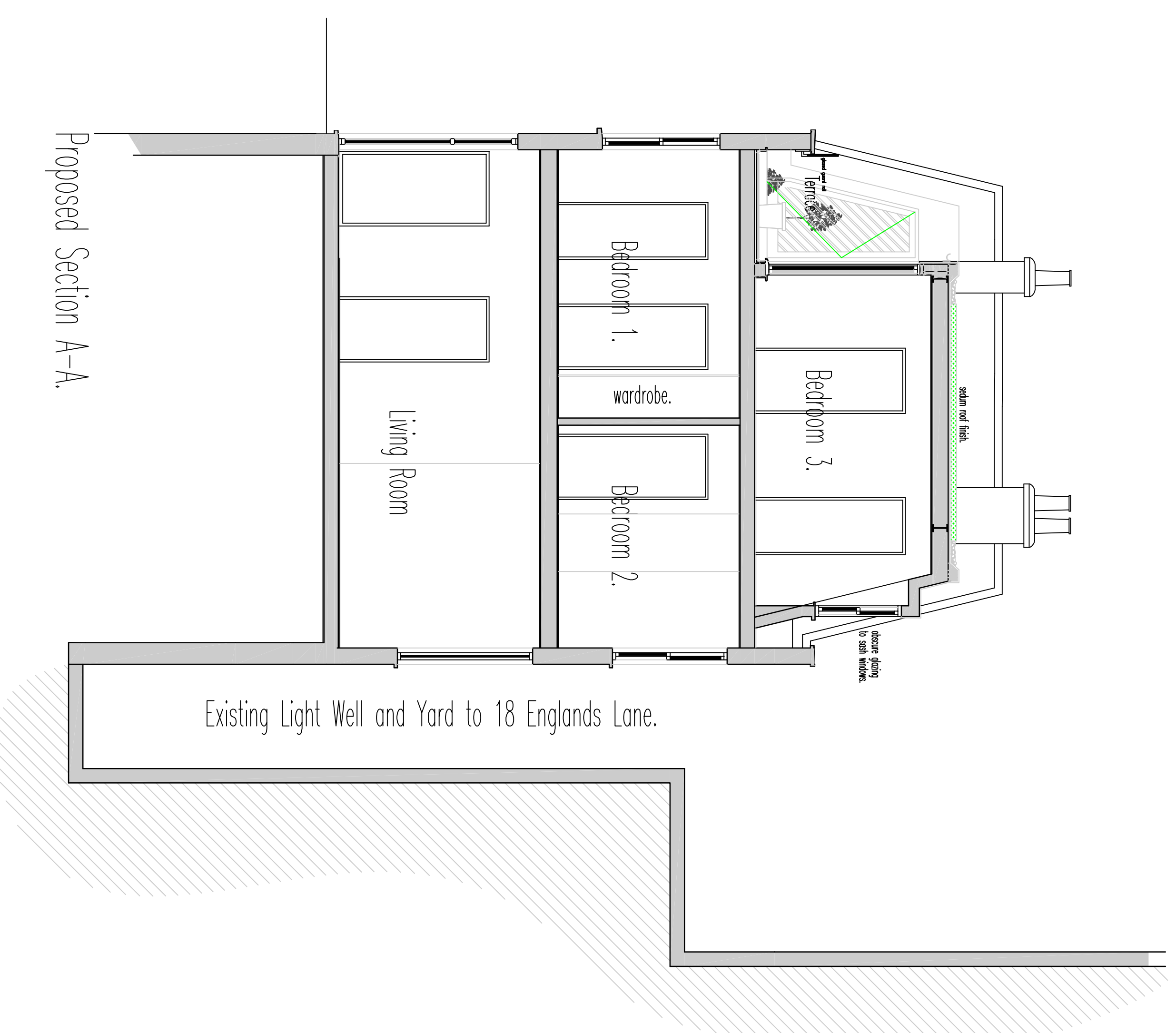
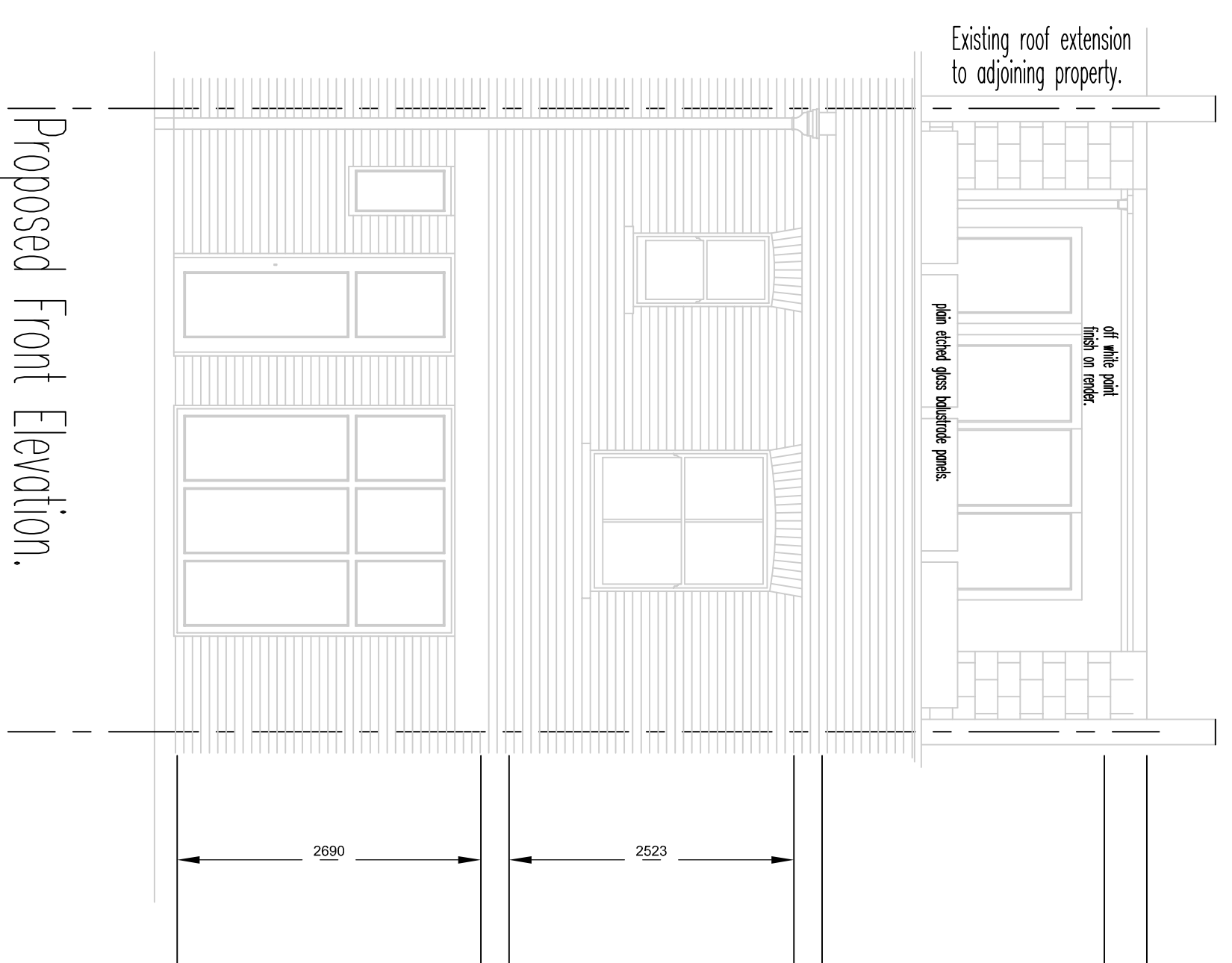
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning



notes

Any discrepancies in dimensions or detail to be noted on site.
This drawing is to be used in conjunction with all relevant architectural, structural and services drawings.
This drawing remains the copyright of Robert Savage Associates and may not be copied or used without their prior consent



revisions

A: Front mansard roof slopes added further to comments from LPA. 11.10.2017

client

VICTOR NEWSONE

project

4 ELIZABETH WENS
LONDON NW3 4TL
title
PROPOSED SECTION & ELEVATIONS

scale

1:50

date

SEPT 2017

drg. no.

01594/TP04A

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