

Application ref: 2018/3102/P  
Contact: Emily Whittredge  
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Date: 1 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Richard Brace  
136 Drummond Street  
London  
NW1 2PA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**136 Drummond Street  
London  
NW1 2PA**

Proposal: Alterations to mansard roof including increase in height of roof form.

Drawing Nos: OS Location Plan, 136DRU-60 Rev. A, 136DRU-61 Rev. A, 136DRU-62 Rev. A, 136DRU-63 Rev. A.

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

Condition(s) and Reason(s):

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

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 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: OS Location Plan, 136DRU-60 Rev. A, 136DRU-61 Rev. A, 136DRU-62 Rev. A, 136DRU-63 Rev. A.

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

Informative(s):

- 1 Reason for granting approval:

The application seeks to add an extension to the existing flat topped mansard roof, recently constructed under planning permission 2013/5175/P. The proposed altered mansard would be of a traditional form, with the lower and upper roof pitches complying with Camden Planning Guidance for mansard design. In terms of material, the mansard would be clad in natural slate to match the existing. The parapets and chimneys would be further raised with brickwork to match the original. The new mansard walls would conceal an existing area of intensive green roof.

The existing mansard extension was granted permission in 2013, having regard to the context of the locality and the varied character of the row of properties including the host building. The surrounding buildings all have differing roof forms of various heights, some lower and some higher than the host property. Given the context, it is considered that a further modest increase in height to change the flat roofed mansard to a traditional mansard would not have an adverse impact on the character and appearance of the building, the street scene or the wider area.

The retained irregularly shaped flat roof area would have a green roof and is not proposed to be used as an amenity area. However, it is not considered necessary to add a condition to restrict the future use of the roof on amenity grounds. The flat roof would not result in harmful overlooking of adjoining properties, nor is considered to pose significant risk for noise nuisance. Within the locality, outdoor amenity space formed by balconies and terraces is characteristic of many flats.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. One comment of support was received for the application.

The proposed development is in general accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer