

Application ref: 2019/2261/P  
Contact: Elaine Quigley  
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Date: 29 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Peter Morris Architects  
465c Hornsey Road  
Unit 2, First Floor,  
London  
N19 4DR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**51 Queen's Crescent  
London  
NW5 3QG**

Proposal:

Erection of mansard roof extension with terrace  
Drawing Nos: 230:- 001, 002, 003, 004, 005, 006, 007

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:-

230:- 005, 006, 007

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

Informative(s):

- 1 Reasons for granting permission

The proposal is for the erection of a mansard roof extension. The property has an existing butterfly roof. Its form at the rear would be retained as part of the overall design. The mansard is of a traditional design that would comply with CPG Design in terms of its size, proportions and detailed design and would be considered acceptable. It would not detract from the form or appearance of the building and would secure a high standard of design. There are a number of mansard roof extensions within this part of Queens Crescent and the proposal would respect the local character of the built environment. It should be noted that the proposal would be similar in form and siting to the mansard roofs which have been constructed to the adjoining buildings in the terrace (nos. 53 and 55 Queen's Crescent) and it would be identical to the mansard roof with terrace which was previously granted at the site under planning permission 2008/4517/P on 24/11/2008.

The proposal, by way of its size, siting and architectural design would not result in any significant loss of visual amenity for the occupiers of any neighbouring properties. Additionally, the mansard and associated terrace would not result in any significant loss of residential amenity for any surrounding occupiers by way of loss of light, privacy or outlook, or undue noise or disturbance.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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.

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



Daniel Pope  
Chief Planning Officer