

Application ref: 2019/3195/P  
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Date: 29 August 2019

**Development Management**  
Regeneration and Planning  
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Ms Gabrielle Calver  
13 St Ann's Gardens  
London  
NW5 4ER

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 St Ann's Gardens**  
**London**  
**NW5 4ER**

Proposal: Erection of mansard roof extension with three rooflights to front elevation

Drawing Nos: Site Location Plan, EXISTING SECTION AND ELEVATIONS;  
EXISTING 1ST FLOOR AND ROOF PLAN; PROPOSED SECTION AND  
ELEVATIONS; PROPOSED 1ST FLOOR, ROOF EXTENSION AND ROOF PLAN

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

#### Conditions and Reasons:

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

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

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 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: Site Location Plan, EXISTING SECTION AND ELEVATIONS; EXISTING 1ST FLOOR AND ROOF PLAN; PROPOSED SECTION AND ELEVATIONS; PROPOSED 1ST FLOOR, ROOF EXTENSION AND ROOF PLAN

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

Informatives:

1 Reasons for granting permission

This application follows the previous granting of planning permission in 2009 for similar proposals under ref 2009/0283/P which was not implemented. Mansard type roof extensions are noted on the majority of adjacent properties on St Ann's Gardens and the addition of the roof extension would reinstate some continuity to the roofline of the terrace. There is no consistent pattern to either the front or rear elevations of the adjacent roof extensions, with clear variation in fenestration. It is noted that butterfly parapets are not a feature of the properties on St Ann's Gardens and extending the rear elevation vertically would match the adjoining no. 12. The introduction of rooflights to the front elevation would be consistent with the roofscap facing the street.

Overall the proposal would not result in harm to the character of the host building or surrounding area.

The height of the side elevation would increase by 2.1m, and would sit in front of the side flank of the existing roof extension of no. 12, separated from the rear windows of Queens Crescent across the top of 12A at a distance of approx. 10m. As such it is considered that the proposed development would not result in a significant reduction in the amount of daylight or outlook amenity enjoyed by neighbouring properties when compared to the existing situation. There are no windows proposed on the side elevation of the mansard and as such no significant new impacts to neighbouring visual privacy would be introduced.

One comment was received following public consultation and duly taken into consideration. The planning history of the site and surrounding area were taken into account prior to making this decision. The proposal is in general accordance with policies A1 and D1 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 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).
- 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



Daniel Pope  
Chief Planning Officer