

Application ref: 2019/4045/P
Contact: Laura Hazelton
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Date: 1 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Mr Gerald Warren
77 Broomgrove Gardens
Edgware
HA8 5RJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
233 Royal College Street
London
NW1 9LT

Proposal: Erection of mansard roof extension with 2 x front dormer windows and rear terrace.

Drawing Nos: 21505-L 01, 21505-L 02, 21505-L 03a, 21505-L 04a, 21505-L 05a, site location plan, Design and Access Statement and privacy screen details received 07/08/2019.

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 [and D2 if in

CA] 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: 21505-L 01, 21505-L 02, 21505-L 03a, 21505-L 04a, 21505-L 05a, site location plan, Design and Access Statement and privacy screen details received 07/08/2019.

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

Informatives:

- 1 Reasons for granting permission.

The proposal for a new mansard roof extension is the same as the proposal previously approved under reference 2015/6783/P dated 13/01/2015. Permission is sought for the same works as the previous approval has now expired without being implemented. As considered previously, the proposed extension is acceptable by virtue of its design, scale and materials. The mansard roof to the front elevation would respect the pattern of development in the surrounding area and the use of traditional materials would ensure a sympathetic development. The dormer windows would appear subordinate and would respect the fenestration pattern of the windows on the floors below, ensuring the development would not harm the character or appearance of the host property or wider Conservation Area. The roof extension would measure a maximum height of 2.8m, in line with the mansard roof extensions of the adjoining neighbouring properties; and would be set back behind the front parapet and constructed at an angle of 72° in accordance with Camden Planning Guidance.

To the rear, the installation of white painted timber bi-folding doors and window are considered acceptable as they would match the existing windows at the rear of the host property. The rear terrace would be set back slightly from the rear building line and would be surrounded by a simple black metal railing which is considered acceptable in this location and would help to minimise views of the roof extension and terrace from ground level. The terrace would provide valuable amenity space for the dwelling and would be similar in design to existing rear terraces on the surrounding terrace.

An extended roof terrace was approved to the rear of adjoining neighbour no.235 which would extend to the same depth as the proposed terrace. The development therefore includes an opaque-glazed screen which would prevent overlooking between the terraces. Furthermore, the roof extension would be constructed in line with the existing roof extensions at no's 235 and 231, which would ensure the development does not harm the amenity of occupiers of these properties in terms of a loss of daylight or outlook.

One comment was received regarding potential noise disturbance arising from use of the terrace and a request for restrictions on its use. The domestic balcony/ terrace is modest in size, attached to a bedroom and unlikely to have the capacity for large numbers of people. It is therefore not considered

reasonable or justified to restrict its hours or nature of use. The planning history of the site and surrounding area has been taken into account when coming to this decision. 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. 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 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.
- 4 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.

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', is centered below the text 'Yours faithfully'. The signature is written in a cursive style with a large initial 'D'.

Daniel Pope
Chief Planning Officer