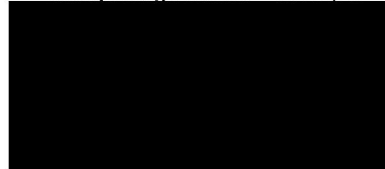


12 September 2019



Camden Council
(Development Planning)
5 Pancras Square
Kings Cross
London
N1C 4AG

Inderjit Singh Shokar – MA DipTP



Submitted online via the Planning Portal PP-08150100

Dear Sir / Madam

APPLICATION FOR HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT FOR MANSARD ROOF EXTENSION

60 DELANCEY STREET, LONDON, NW1 7RY

Please find enclosed, on behalf of Mr David Brooks (The Applicant), a planning application for the above proposed development.

This planning application follows Planning and Listed Building Consent being granted for a full refurbishment of the Grade II Listed dwelling (60 Delancey Street) under Camden Council references 2018/1825/P and 2018/2386/L, dated 23.07.18. The Applicant has now successfully implemented that consent, to a high standard, and now wishes to complete its long-term aspiration for the property via the installation of a mansard roof, akin to many other dwellings on the same road that are also Grade II Listed which includes both immediate neighbouring properties.

The application is comprised of the following documents and plans:

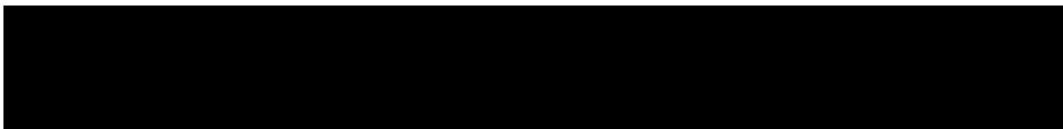
Documents

- Cover Letter (including analysis of planning policy)
- Full Planning and Listed Building Consent application form
- Ownership Certificates
- CIL Liability Form (this proposal is exempt from the CIL Charge)
- Design and Access Statement
- Heritage Statement*
- Visual Impact Statement

(Note: The Heritage Statement contains the most recent photograph of the subject property post completion of the approved refurbishment works under CC permission references 2018/1825/P and 2018/2386/L).

Drawings

- 1153_Planning Application_Roof Drawings (including Site Location Plan)



Policy Compliance

The application site (60 Delancey Street) is a Grade II Listed dwelling and is within the Camden Town Conservation Area. The enclosed application seeks a mansard roof extension that is, to all intents and purposes, identical to the mansard roof extensions carried out on both of its neighboring properties as well as many other properties on the same street that are similarly Grade II Listed.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications '*must be made in accordance with the [development] plan unless other material considerations indicate otherwise*'. In this instance the Development Plan is comprised of the Camden Local Plan (2017), with relevant policies summarised and considered below.

Camden Local Plan, 2017

Policy H6 states the Council will seek a variety of housing suitable for Camden's existing and future communities, having regard to household type, size, income and any particular housing needs. In respect of this policy, the proposed development seeks to appropriately and modestly increase the size of the host dwelling.

Policy D1 seeks to ensure all new development is of high quality design. Proposals must adopt several design principles that, amongst others, include: respect local context and character; preserve or enhance the historic environment; use details and materials that are of high quality and complement local character; and, integrates well with the surrounding streets. The proposed development is for a modest but carefully designed mansard roof extension, akin to the extensions already carried on both of its flanking neighboring properties and numerous other similarly Listed dwelling on the same road. In this regard, the proposal is considered acceptable.

Policy D2 seeks to preserve and, where appropriate, enhance heritage assets and their settings. The Council will resist proposal for extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. The Heritage Statement that supports this planning application concludes that mansard roof extensions are now part of the character of the terrace and the enclosed proposals mirror immediate and nearby designs so as not to stand out.

The enclosed Design and Access Statement provides a section on relevant planning cases from the same street where Applicants have obtained planning permission for mansard roof extensions on Grade II Listed dwellings. Accordingly, it is considered that this policy is satisfied and this is demonstrated via the enclosed documentation, including the submitted Visual Impact Statement.

National Planning Policy Framework, 2019

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). It is considered that the enclosed proposals represent a sustainable form of development. The Applicant seeks to create additional internal living space within an established residential area, and this will be achieved via a carefully designed roof extensions, where there is a significant number of similar or virtually identical successful mansard roof extensions in the immediate area.

In addition, the above section (along with all supporting material) demonstrates the proposal satisfies local planning policy and should therefore be deemed an acceptable form of sustainable development.

Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 189). As noted above, this application is supported by a specific evidence that describes the significance of relevant heritage assets, and further demonstrates that the proposal will have no unacceptable overall impact on the character, setting and appearance of the Grade II Listed building and the wider Conservation Area.

Summary and Conclusions

Overall, the accompanying documentation demonstrates that the proposal should be considered acceptable in principle and all other detailed design aspects including its siting, layout, scale, massing, height, appearance, use of materials, and its impact on heritage assets.

Taking all of the above into account, it is considered that the proposal satisfies all relevant planning policy tests at national and local levels and should therefore be granted planning permission.

We trust you have all the information required to validate and determine the application, however please do not hesitate to contact me if you have any queries.

Yours sincerely

Inderjit Shokar
Planning Consultant

Cc David Brooks, The Applicant
Gareth Stokes, Haverstock Architects