

Application ref: 2019/4670/P  
Contact: Josh Lawlor  
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Date: 13 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Resolution Planning  
Beckett House  
14 Billing Road  
Northampton  
NN1 5AW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**60 Delancey Street**  
**London**  
**NW1 7RY**

Proposal:  
Erection of a mansard roof extension  
Drawing Nos: 1153\_0101, 1153\_1000, 1153\_1001, 1153\_2000, 1153\_2001,  
1153\_2100, 1153\_2101, Heritage Statement ref. 5090, Design and Access Statement  
10.07.2019, Visual Impact Statement 12.09.2019

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 and D2 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 [1153\_0101, 1153\_1000, 1153\_1001, 1153\_2000, 1153\_2001, 1153\_2100, 1153\_2101, Heritage Statement ref. 5090, Design and Access Statement 10.07.2019, Visual Impact Statement 12.09.2019]

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

Informative(s):

- 1 Reason for granting permission-

The proposal is seeking to erect a mansard roof extension to provide additional living accommodation to the existing house. The main issues in this case is the effect of the proposal on the special interest of the listed building and on the character and appearance of the conservation area, and the impact upon residential amenity.

In terms of the principle of a roof extension, officers note that many of the properties along the listed terrace have mansard roof extensions. A number of these were permitted in the 1980's (nos. 58 - 1984, 70 - 1987, 72 - 1984). However more recent mansards have been granted more recently (between 2000 - 2018) at no. 56, 68, 21, 46, 76B, 48 and 76. These more recent permissions were assessed against policy, guidance and criteria used today. The proposed roof extension is considered to be acceptable in principle as there is an established character across the terrace of which the building is a part. The roof extension would unite the group of buildings to which it forms a part and therefore enhance the appearance of the Camden Town Conservation Area.

The proposed mansard, including form, windows, and materials are in keeping with the design principles set out in CPG Design.

The proposal does not result in any overlooking into the habitable rooms of adjacent properties. Overall there would be no impact on neighbouring residential amenity.

No objection was received during the statutory consultation period. The Camden Town CAAC raised no objection to the proposal in the context of mansard roof extensions to either side of the application site. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (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 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 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 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).

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