

Application ref: 2019/5087/L  
Contact: Josh Lawlor  
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Date: 13 November 2019

**Development Management**  
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Resolution Planning  
Beckett House  
14 Billing Road  
Northampton  
NN1 5AW

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### 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. At second floor level, the existing staircase would be extended up to the new roof level. The existing roof area will be opened up as a result of the works. The key consideration in the assessment of this application is the effect of the proposal on the significance of the listed building.

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 in 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 mansard roof extension would help unite the appearance this listed terrace, it is considered that mansards are now part of the established character of Delancey Street.

The proposed mansard roof extension is considered to be acceptable both in principle and in terms of detailed design. The mansard uses sympathetic and vernacular materials, namely lead for flashing and dormers and slate for roofing. The dormer windows would be correctly proportioned and the true mansard roof would not be detrimental to the listed building. The proposed mansard would constitute 'intelligently managed change' which would not compromise the significance of the listed building. The addition of a mansard roof would reflect the current character of the terrace and create a greater consistency in the appearance of the listed terrace and a more coherent street scene.

The position of the new staircase on second floor would allow for the vertical circulation of the property to remain. The internal proposals would not lead to a harmful impact on plan form and the hierarchy of the building.

Special regard has been attached to the desirability of preserving the listed

building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 building. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.

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