

Application ref: 2019/4549/P
Contact: Obote Hope
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Date: 16 December 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 St Ann's Gardens
London
NW5 4ER

Proposal: Erection of a mansard roof extension and single storey infill extension to the rear at lower-ground floor level.

Drawing Nos: EX00; EX01; EX02; EX03; EX04; EX05; EX06; PP01; PP02; PP03; PP04 REVB; PP05 REVB; PP06 REVC; PP07 REVC; Sedum Roof Build Up Section and Sedum Roof Pack.

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. The proposed mansard roof

extension shall be constructed using natural black slate tiles.

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: EX00; EX01; EX02; EX03; EX04; EX05; EX06; PP01; PP02; PP03; PP04 REVB; PP05 REVB; PP06 REVC; PP07 REVC; Sedum Roof Build Up Section and Sedum Roof Pack.

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

- 4 The green roof hereby approved shall be provided in accordance with the details of the Sedum Roof Build Up Section and Sedum Roof Pack & shall be permanently retained & maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard would sit behind the existing front and rear parapet walls and be located between the existing mansard roof extensions at no.1 and no.3 St Ann's Garden. The mansard roof would be constructed with hanging natural slates and consist of a dormer window with roof light to the rear and 2 x velux windows to the front elevation.

Mansard roof extensions are a common form of roof addition within the terrace of seven properties, with four of these properties containing mansard roof extensions. Given this surrounding context, the proposed mansard roof extension is acceptable in principle. The proposed fenestration treatment would align with the windows of the floors below at the front and rear elevations. The setting, scale and design of the proposed mansard roof extension would not result in harm to the character and appearance of the properties nor the surrounding area.

It is proposed to partially demolish the side of the existing rear extension and infill the existing patio area to the flank elevation at lower-ground floor level. The proposed infill extension is considered acceptable in this context, given the prevalence of similar developments at the neighbouring properties within the terrace along St Ann's Gardens.

The proposed extension would be constructed of matching brickwork, painted render with aluminium framed door at lower ground level. A green roof is proposed on the roof of the infill addition, the Council's Conservation Officer considers the details adequate to demonstrate that the roof will be sustainable and is welcomed on its environmental merits in accordance with policy CC2 of

the Local Plan 2017. The proposed infill extension would be constructed on the same footprint of the existing rear addition and would not encroach further into the rear garden.

Given that the mansard would be constructed between the neighbouring properties, and would remain an acceptable distance from residential units to the front and rear, the roof extension would not result in undue harm to neighbouring residential amenities.

The proposed infill extension would not have an impact that would be materially harmful to neighbouring residential occupiers, in terms of overlooking/loss of privacy. The height of the proposed extension would be lower than the existing side boundary wall of the extension at house no. 3. Thus, the proposal would be in general accordance with policy A1 of the Local Plan 2017.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposal is in general accordance with Policies A1, CC1, CC2, CC3 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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer