

Application ref: 2019/5248/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 18 December 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

155 Camden High Street
London
NW1 7JY

Proposal: Formation of replacement roof to existing single storey rear extension (following removal of existing) including installation of 6x rooflights (Use Class A1).

Drawing Nos: GA 0001; GA 0002; GA 1011; GA 1012; GA 1013; GA 1101; GA 1102; GA 2011; GA 2012; GA 2102; GA 2013 and Design and Access Statement commissioned by CRAFT Architects dated October 2019 REVA.

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 policies 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: GA 0001; GA 0002; GA 1011; GA 1012; GA 1013; GA 1101; GA 1102; GA 2011; GA 2012; GA 2102; GA 2013 and Design and Access Statement commissioned by CRAFT Architects dated October 2019 REVA.

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

Informative(s):

- 1 Reasons for granting permission:

At the rear of the property, where once there would have been an external courtyard, historical infilling has enclosed the entire site; this is a common scenario within the vicinity. An existing two storey flat roofed element contains the stair to first floor, whilst a profiled pitched roof structure extends the internal ground floor footprint. All extensions have been in existence for approximately 15 years.

Planning permission is sought for the replacement of the existing roof and the installation of 6no. rooflights to the existing extension. The proposed roof would retain the existing height and pitched profile and there would be a change in the proposed material. The proposed pitch roof would be built with grey fibre cement corrugated sheet (rather than zinc at present). The change proposed is considered on balance to be acceptable and it would not have a significant impact on the visual bulk and scale of the extension. Thus, the proposed roof would not be harmful to the appearance of the host building or the character of the surrounding area.

The installation of the rooflights is considered acceptable given their scale and shallow projection from the roof pitch. Moreover, the proposed rooflights would not detract from the character and setting of the host and neighbouring buildings.

2no. new extraction cowls are also proposed to the existing flat roof structure to the rear elevation; the cowls would provide increased ventilation for the boiler system being proposed. This is a minor external alteration and would not be harmful to the buildings design and appearance.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. For the reasons set out above it is considered that the development would preserve the character and appearance of the host terrace and the Mansfield conservation area.

Given there would be no increase in the height of the proposed roof, it is not considered that the proposal would be harmful to the amenity of neighbouring property in terms of loss of light, outlook and privacy. Given the setting of the proposed rooflights, they are not considered to cause harm to neighbouring amenities in regards to light pollution and privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal 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 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