

Application ref: 2019/4583/P
Contact: Nora-Andreea Constantinescu
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Date: 6 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
21 Swain's Lane
London
N6 6QX

Proposal: Roof extension to include enlarged rear dormer and rear rooflights, to enlarge an existing residential flat (Class C3).

Drawing Nos: 1751-E01-00-A3; 1751-E03-00-A3; 1751-E03-01-A3; 1751-E02-01-A3;
1751-E02-00-A3; 1751-E02-02-A3; 1751-E04-00-A3; 1751-P02-00-A3; 1751-P02-01-A3;
1751-P03-00-A3; 1751-P04-00-A3; 1751-P05-00-A3; Design and Access
Statement & Conservation Area Assessment dated 06.09.2019; Cover letter dated
09.09.2019.

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:

1751-E01-00-A3; 1751-E03-00-A3; 1751-E03-01-A3; 1751-E02-01-A3; 1751-E02-00-A3; 1751-E02-02-A3; 1751-E04-00-A3; 1751-P02-00-A3; 1751-P02-01-A3; 1751-P03-00-A3; 1751-P04-00-A3; 1751-P05-00-A3; Design and Access Statement & Conservation Area Assessment dated 06.09.2019; Cover letter dated 09.09.2019.

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

- 4 The loft room hereby approved shall only be used for purposes incidental to the residential use of Flat B, 21 Swains Lane and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the additional room does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H3 and A1 of the Camden Local Plan 2017.

- 5 Prior to occupation of the loft room, the internal staircase shall be installed between the second floor and loft space.

Reason: To ensure the loft is not occupied as a separate substandard dwelling, in accordance with policies H3 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

The application building as well as the others within the terrace row, have the rear part of the roof paved with hardstanding and used as a terrace. Access to the terrace is made through a small dormer which opens at the same level with the terrace. The proposal would extend the dormer to provide improved access internally and externally and increase the habitable loft space, adding another bedroom to the flat below.

The dormer would be made of large double glazed timber doors which would allow additional light into the loft room. The dormer would have a small area of brick wall to match existing roof parapets and a lead flat roof. Another two rooflights are proposed to replace the existing one, which would be acceptable. Overall, the proposed roof extension due to its scale, projection and detailed

design would appear subservient to the roof slope being extended, and preserve the existing character of roof alterations along the terrace row.

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.

The proposal includes soft landscaping bordering the terraced area on all sides. This would soften the hardstanding of the existing terrace and would improve the amenity of occupiers and neighbouring ones.

Two comments were received prior to making this decision which are addressed in consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, H3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer