

Application ref: 2020/1209/P
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Date: 13 July 2020

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Miss Kate Barsby
Flat B
6 Gardnor Road
London
NW3 1HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
6 Gardnor Road
London
NW3 1HA

Proposal: Erection of a mansard roof extension with rear terrace.

Drawing Nos: Proposed Loft Plan dated Feb 2020; Proposed Elevation and Section dated Feb 2020; Existing and Proposed Roof Plan dated Feb 2020; Existing Plans dated Feb 2020; Existing Elevation and Section dated Feb 2020 and Ordnance Survey Map ref: 868.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Proposed Loft Plan dated Feb 2020; Proposed Elevation and Section dated Feb 2020; Existing and Proposed Roof Plan dated Feb 2020; Existing Plans dated Feb 2020; Existing Elevation and Section dated Feb 2020 and Ordnance Survey Map ref: 868.

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

Informatives:

- 1 Reasons for granting permission:

The proposal is for the erection of a mansard roof extension. The property has an existing butterfly roof and its form at the rear would be retained as part of the overall design. The mansard is of a traditional design that would comply with CPG Design in terms of its size, proportions and detailed design. The building is within a terrace which has seen significant alteration at roof level, with nos 1, 2, 3, 4, 5, 8, 9, 10 and 11 all having flat roofed mansard extensions. Thus, the principle of the roof extension is considered acceptable. Moreover, an extant planning permission was granted for the same works in 2012 (2011/5253/P), which is a material planning consideration.

The proposed mansard roof extension would not detract from the form or appearance of the building and would secure a high standard of design. The two Velux windows at the front and one to the rear would be in line with the columns of windows below and the mansard would be a true mansard with shallow top pitch which will be finished in natural slates on the steeper cheeks. The proposal would be finished with roofing felt on the shallower top pitch which is too shallow for hanging slates. The four panel glazed rear bedroom doors is set behind a roof terrace measuring 1.8m deep x 3m wide with metal balcony railing.

The design of the rear elevation at roof level is considered acceptable. The butterfly roof profile would be retained and the balustrading to the balcony would sit behind the rear parapet wall, which is considered acceptable. It should be noted that the rear elevation of the building is not visible from the public realm, given the layout of the surrounding street scene and buildings. The party parapet wall and chimney with the adjoining property to the North (No. 5) is remaining at 1.5m high and chimney to the South (No. 7) is also being raised to 1.5m high and therefore, this is considered appropriate in design and appearance. It is considered that the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building, the surrounding street scene and wider Hampstead Conservation Area.

The proposal, by way of its size, siting and architectural design would not result in any significant loss of visual amenity for the occupiers of any neighbouring properties. The location of the balcony on the rear elevation is not considered to adversely impact on the adjacent properties with regard to overlooking;

properties on Gayton Road are located more than 18m away and some of these have their own roof terraces. Therefore, with the numerous windows that already overlook the gardens between these two streets, the further addition of this terrace is not considered to harm amenity by way of over-looking.

Almost directly behind the application property there are one or two mansard roof extensions which also have balconies and railings attached, which are very similar to those proposed by this development. Overall, the proposal is considered acceptable and considered to meet policy A1 of the Local Plan 2017.

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

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017; the proposal meet the requirement of policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033; The proposal would also be in accordance with 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.
- 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.

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 above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment