

Application ref: 2020/1395/P  
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Date: 20 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Greatspace Architects  
Peterel Field Business Village  
Dipton Mill Road  
Hexham  
NE46 2JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2nd and 3rd Floor  
102 Mansfield Road  
London  
NW3 2HX**

Proposal:

Erection of replacement rear extension at 2nd floor following demolition of existing.

Drawing Nos: 10 001 Rev.P01; 10 002 Rev.P01; 30 001 Rev.P01; 30 002 Rev.P01; 30 003 Rev.P01; 30 004 Rev.P03; 30 005 Rev.P01; 31 001 Rev.P03; 31 002 Rev.P01; 31 003 Rev.P01; 31 004 Rev.P03; 31 005 Rev.P01 and 31 006 Rev.P01.

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:

10 001 Rev.P01; 10 002 Rev.P01; 30 001 Rev.P01; 30 002 Rev.P01; 30 003 Rev.P01; 30 004 Rev.P03; 30 005 Rev.P01; 31 001 Rev.P03; 31 002 Rev.P01; 31 003 Rev.P01; 31 004 Rev.P03; 31 005 Rev.P01 and 31 006 Rev.P01.

Reason:

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

- 4 The flat roof of the 2nd floor rear extension hereby approved shall not be used at any time as external amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal will replace the existing conservatory at 2nd floor with a solid single storey rear extension which leads onto the existing terrace. An affidavit was provided as evidence that the structure had been in place for more than 4 years. Although the extension is not set one storey below the eaves which is contrary to guidance it is noted that there are several examples of similar developments in close proximity. It is noted that No. 92 ref. 2009/0935/P was allowed at appeal and No's 84 ref. 2006/5507/P and 96 Mansfield Road ref. 2012/0585/P were granted planning permission for a similar 2nd floor rear extension. No.98 has built a 2nd floor extension historically.

As the proposal will replace the existing structure with a similar depth and height, although it will be wider to occupy the full width of the outrigger and the number of similar scaled extensions in the terrace as well as the replacements detailed design, it is acceptable in this instance. The proposal is marginally set down from the eaves and it would still remain a subordinate addition at this level. It would not appear out of character with the prevailing pattern of development on this terrace.

The extension will be brick to match the existing and the fenestration was revised to timber to match the host property. It is noted that there is no uniformity in the fenestration of the neighbouring property's extensions at this level. It is considered that public views from Rona Road would be limited of the proposal. Therefore the proposal is not considered to harm the character and appearance of the host property, terrace or Mansfield Conservation area.

The proposed extension as with the existing structure is obscured from the neighbour at No.100 behind the existing chimney and does not project beyond this and the other adjoining neighbour is significantly set away from the extension. Although there is a side window facing No.104 this is significantly smaller in scale than the existing fully glazed structure and is considered to be an improvement in terms of privacy and overlooking. The development is not considered to have a detrimental impact on the amenity of neighbouring properties in terms of loss of light, privacy, outlook, overlooking or a sense of enclosure.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 2019 (intended to publish) 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.
- 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)

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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 grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment