

Application ref: 2020/0962/P
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Date: 28 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ASB Architects
215 West End Lane
London
NW6 1XJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
96 Mansfield Road
London
NW3 2HX

Proposal:
Creation of a 3rd floor rear roof terrace and associated installation of railings and replacement of the rear roof level windows with new ones and access door; plus enlargement of front rooflight
Drawing Nos: 05 Rev B, 06 Rev B, 07 Rev B, 08 Rev B, 09 Rev B & 10 Rev B

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- 05 Rev B, 06 Rev B, 07 Rev B, 08 Rev B, 09 Rev B & 10 Rev B

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

Informative(s):

- 1 Reasons for granting permission:

The creation of a small 3rd floor rear roof terrace involves the installation of low black metal painted railings to the flat roof of the 2nd floor rear extension and the replacement of the existing rear roof level windows with an access door. It is noted that a number of neighbouring properties throughout the terrace grouping also have rear roof terraces or roof level balconies. It is considered that the proposed roof terrace is acceptable in principle. The rear facades of properties are characterised by 2 storey rear wings with roof terraces above them; another modest sized roof terrace with associated traditional railings would not be out of character nor create visual clutter. The terrace would have minimal impact overall on the rear elevations of the terraced properties, be largely obscured by the existing chimney stack from the streetscene and would not be a visually obtrusive feature within the surrounding conservation area. The enlargement of the existing rooflight and rear windows with new access door are considered to be modest in scale and would not unduly dominate the roofslopes.

Overall the proposed alterations are considered to be appropriate and subordinate to the house and would preserve the character and appearance of the property, its neighbouring terrace and conservation area. Special regard has been attached to the desirability of preserving or enhancing 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 views from the new terrace would be mostly restricted to what is already available through the existing roof level fenestration. The setbacks of the new terrace and the existing chimney stack would prevent any direct overlooking down into the adjoining habitable windows and the roof terrace below. As such, there would be no detrimental impact to neighbouring residential amenity.

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, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with

the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 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.
- 3 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.

- 4 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).

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 be 'DRB', is written over a faint circular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment