

Application ref: 2020/3705/P
Contact: Raymond Yeung
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Date: 29 December 2020

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

Phone: 020 7974 4444

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

167b Consort Road
London
SE15 3RX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**104 Malden Road
London
NW5 4DA**

Proposal:

Erection of mansard roof extension.

Drawing Nos: 005_MR_PL_00,005_MR_PL_01, 005_MR_EL_00, 005_MR_SC_00,
Design & Access statement.

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: 005_MR_PL_00,005_MR_PL_01, 005_MR_EL_00, 005_MR_SC_00, Design & Access statement.

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission-

The proposal is for a single storey mansard roof extension for an additional bathroom and bedroom, set back from both front and rear. As the rear brick wall has been raised, the butterfly profile is not visible at the rear facade.

It would accord with the Camden CPG1 design criteria for mansard roofs in that it is on a terrace with valley roofs and raised parapets. The proposed low roof structure is 2.3 metres in height measured internally, and is set 1.6 metres away from the front parapet and therefore would not be readily visible from public viewpoints.

The proposal is considered to have cohesive appearance with lightweight materials and timber framed dormer windows; its low height and setback from parapet reduce the impression of bulk. As such, the proposed roof extension is considered to not have a detrimental impact on the character and appearance of the host building or overall terrace, when looked at in context with the neighbouring properties. The new rear windows would replicate the timber sash design, in keeping with the integrity of the property and would preserve the character and appearance of the area.

The overall design and appearance are considered acceptable. The extension would be of a similar size and scale with other properties nearby in this road which had recently approved mansard extensions at No.66 and 112 (permission refs 2015/5794P and 2016/6011/P respectively). The mansard roof extension would meet CPG1 design guidance in terms of the overall form and scale. It is set back from the parapet wall to the front elevation and lower in size and scale of some of the neighbouring roof additions. Thus it would be only marginally visible in long views. The wider terrace does not have an unimpaired roofline and the proposed mansard would be similar in form to the other mansard roofs in the terrace. Thus it is considered that the proposal will not harm the character and appearance of the host building, streetscene and

conservation area.

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, due to its location and size, is unlikely to cause undue harm to neighbouring properties by way of loss of light, privacy or outlook.

2 objections were received from neighbouring properties and a comment from the Conservation Area Advisory Committee. These and the application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is thus 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 the National Planning Policy Framework 2019.

- 3 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.
- 4 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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer