

Application ref: 2020/5691/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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RISE Design Studio  
17 Lonsdale Road  
Queen's Park  
London  
NW6 6RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Mackeson Road**  
**London**  
**NW3 2LU**

Proposal:  
Erection of single storey rear and side infill extension and replacement of rear dormer windows and doors.

Drawing Nos: GA-03-0001; GA-03-0002; GA-03-0010; GA-03-0011; GA-03-0020; GA-03-0021; GA-03-0030; GA-03-1000; GA-03-1001-A; GA-03-2000-A; GA-03-2001; GA-03-3000-A; V-03-6000-A.

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 GA-03-0001; GA-03-0002; GA-03-0010; GA-03-0011; GA-03-0020; GA-03-0021; GA-03-0030; GA-03-1000; GA-03-1001-A; GA-03-2000-A; GA-03-2001; GA-03-3000-A; V-03-6000-A.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed extension would replace an existing single storey rear lean-to on the boundary with No. 17 Mackeson Road and would infill the side gap between the flank elevation of the three-storey outrigger and the boundary with No. 13 Mackeson Road. A 2m deep courtyard would be created between the existing main rear building line and the side extension, with aluminium glazing to three sides. The proposed extension would extend 1.5m in depth from the rear building line of the outrigger, to match the depth of the existing rear lean-to. The extension would be constructed in reclaimed brick along the boundary with No. 13, with timber cladding and aluminium-framed sliding doors and a fixed window of a contemporary style across the rear fenestration, which is considered acceptable given the location to the rear of the property. The proposal would still allow for the retention of a reasonably sized rear garden. Overall, it is considered that the extension would remain subordinate to the host building, and the bulk, height and scale of the proposal in relation to the host and surrounding buildings is considered acceptable.

The proposed replacement of the rear dormer glazing with full-length glazed windows and doors without glazing bars is considered acceptable due to the simple design, which is considered to improve the appearance of the rear fenestration at roof level. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the Mansfield Conservation Area.

The proposed side extension would feature a pitched slate roof which would be 2m in height at its lowest point along the boundary with No. 13. As such, it is not considered that it would have a detrimental impact on the residential amenities of the occupiers of No. 13 in terms of loss of light or outlook. The proposed rear extension would not result in a loss of light or outlook for the occupiers of No. 17, as it would not exceed the height or depth of the existing rear lean-to at No. 17, which mirrors the lean-to at No. 15. The proposed glazed rear doors and rooflights would not result in unacceptable overlooking or light pollution. The proposed alterations to the rear fenestration of the dormer would not result in a change to the existing situation with regards to

neighbouring amenity.

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.

One neighbouring objection and a comment from the Mansfield CAAC were received prior to making this decision and have been addressed above and within the consultation summary. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of 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 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.

- 5 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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer