

Application ref: 2021/0552/P  
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Date: 27 May 2021

**Development Management**  
Regeneration and Planning  
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Town Hall  
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London  
WC1H 9JE

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ECA studio  
27  
Mortimer Street  
London  
W1T 3BL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Mackeson Road**  
**London**  
**NW3 2LT**

Proposal:  
Erection of rear dormer roof extensions, installation of metal balustrade for the use of the flat roof at second floor outrigger as a roof terrace.

Drawing Nos: EX01; EX02; EX03; EX04; EX05; P01 REVA; P02 REVA; P03 REVA; P04 REVA and Design and Access Statement commissioned by ECA Studios dated 22.04.2021.

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 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: EX01; EX02; EX03; EX04; EX05; P01 REVA; P02 REVA; P03 REVA; P04 REVA and Design and Access Statement commissioned by ECA Studios dated 22.04.2021.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed dormer extensions and roof terrace to the rear elevation has been revised. The applicant initially submitted a scheme for an adjoining dormer extension with privacy screen that would overwhelm the sloping roof to the rear. However, following discussions with officers, the dormer extensions as revised are considered acceptable. The revised dormers are smaller projections that would reduce the bulk and mass of the roof additions and are designed as two separation projection. The proposal as revised would not impact on the historic significant of the host building and would be that would be appropriately setback from the rear roof slope. The roof additions are of an acceptable the scale would be subordinate to the host building and given its setting with other similar design roof extensions .i.e. 20 Mackeson Road would preserve the overall character and appearance of the building and the wider Mansfield Park Conservation.

Owing to its location, the dormer would not be visible in any public views and only have limited visibility from the rear windows of properties on Lisburne Road. Whilst there have been previous refusals for dormers on the wider terrace, the proposals have involved larger and more insensitive dormer additions. Due to its scale, siting and design, the current proposal is considered to avoid any harmful impact on the host property and would preserve the character and appearance of the Mansfield Conservation Area.

The principle of the terrace on the second floor outrigger with surrounding metal balustrade is considered acceptable and the proposed dormer door structure providing access to a roof terrace over the rear outrigger. The terrace which the host building is located consist of similarly designed roof terraces on the outrigger .i.e. no's 18, 20, 26 and 34 Mackeson Road. Thus, the design and appearance is not considered harmful to the setting of the host building and wider area.

The proposed works is not considered harmful to the neighbouring amenities in terms of daylight/sunlight nor would the roof extensions impact with the loss of privacy with no's 12 and 16 Mackeson Road, the dormer extension would be set back from the roof slope and given the size of the projection of the door

structure which would be smaller than the existing door structure at no 12 Mackeson Road the proposal is not considered harmful. The proposed roof terrace is appropriately set back from no. 10 by approximately 15m which has window to the flank elevation.

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.

One objection was received prior to making this decision from an occupier at 16 Mackeson Road relating to the impact the dormer would have on privacy and security. The dormer would not result in a material loss of privacy given the neighbouring window would provide light into the existing internal staircase. Whilst, there is no anticipated impact with the bedroom window to the south of the host building. In regards to the proposed terrace, the railing would be setback by 4.0m from the bedroom window and due to the height of the rear outrigger, if any overlooking from the proposed terrace into no. 16 did occur, it would be at an oblique angle given that the terrace would be a 90 degrees angle compared to the terrace and as such, is not considered sufficient enough to warrant a reason for refusal in this instance.

The planning history of the site has been 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 the London Plan 2021 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 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer