

Application ref: 2021/2194/P  
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Date: 23 July 2021

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

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NVBL  
162 Camden road  
Camden  
London  
NW1 9HJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**43 Prince Of Wales Road**  
**London**  
**NW5 3LJ**

Proposal:

Mansard roof extension; alteration to rear first floor window; extension to existing first floor terrace

Drawing Nos: NVBL\_0.01\_Existing\_Site Plan; NVBL\_1.02\_Existing\_Site Plan;  
NVBL\_1.21\_Existing\_Elevation Front; NVBL\_1.22\_Existing\_Elevation Rear;  
NVBL\_1.01\_Existing\_First Floor Plan; NVBL\_1.02\_Existing\_Second Floor Plan;  
NVBL\_1.03\_Existing\_Attic Floor Plan; NVBL\_1.04\_Existing\_Roof Plan;  
NVBL\_1.11\_Existing\_Section AABB; NVBL\_1.12\_Existing\_Section CCDD;  
NVBL\_1.13\_Existing\_Section DD; NVBL\_2.21\_Proposed\_Elevation Front (dated 15/07/2021); NVBL\_2.22\_Proposed\_Elevation Rear (dated 15/07/2021);  
NVBL\_2.01\_Proposed\_First Floor Plan (dated 15/07/2021);  
NVBL\_2.02\_Proposed\_Second Floor Plan (dated 15/07/2021);  
NVBL\_2.03\_Proposed\_Third Floor Plan (dated 15/07/2021);  
NVBL\_2.04\_Proposed\_Roof Plan (dated 15/07/2021); NVBL\_2.11\_Proposed\_Section AABB (dated 15/07/2021); NVBL\_2.12\_Proposed\_Section CCDD (dated 15/07/2021);  
NVBL\_2.13\_Proposed\_Section DD (dated 15/07/2021);  
NVBL\_2.14\_Proposed\_Section EE (dated 15/07/2021); Design & Access Statement (undated)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: NVBL\_0.01\_Existing\_Site Plan; NVBL\_1.02\_Existing\_Site Plan; NVBL\_1.21\_Existing\_Elevation Front; NVBL\_1.22\_Existing\_Elevation Rear; NVBL\_1.01\_Existing\_First Floor Plan; NVBL\_1.02\_Existing\_Second Floor Plan; NVBL\_1.03\_Existing\_Attic Floor Plan; NVBL\_1.04\_Existing\_Roof Plan; NVBL\_1.11\_Existing\_Section AABB; NVBL\_1.12\_Existing\_Section CCDD; NVBL\_1.13\_Existing\_Section DD; NVBL\_2.21\_Proposed\_Elevation Front (dated 15/07/2021); NVBL\_2.22\_Proposed\_Elevation Rear (dated 15/07/2021); NVBL\_2.01\_Proposed\_First Floor Plan (dated 15/07/2021); NVBL\_2.02\_Proposed\_Second Floor Plan (dated 15/07/2021); NVBL\_2.03\_Proposed\_Third Floor Plan (dated 15/07/2021); NVBL\_2.04\_Proposed\_Roof Plan (dated 15/07/2021); NVBL\_2.11\_Proposed\_Section AABB (dated 15/07/2021); NVBL\_2.12\_Proposed\_Section CCDD (dated 15/07/2021); NVBL\_2.13\_Proposed\_Section DD (dated 15/07/2021); NVBL\_2.14\_Proposed\_Section EE (dated 15/07/2021); Design & Access Statement (undated).

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

- 3 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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting

This application seeks permission for a mansard roof extension, alterations to a rear first floor window and an extension to the existing first floor terrace. The host dwelling is a self-contained flat on the first and second floors of the building.

The overall terrace (Nos. 35 to 45 Prince of Wales Road) was designed with a

staggered front building line to allow for recessed entrances to the individual dwellings, which gives the host building an irregular T-shaped footprint. The proposed mansard roof would be the same shape as the roof of the host building, with a cut-out at the rear to allow for a roof terrace (1.3 by 3.2 metres), accessed from the new third floor living accommodation.

The plans have been revised during the course of the application to alter the front roofslope of the mansard roof so that it would be 70 degrees, and the dormer windows within the front roofslope would be set further back from the front parapet (0.2 metres). Furthermore, the rear elevations of the mansard have been set further back from the rear parapet (0.2 metres / 1.3 metres).

The proposed mansard does not accord with CPG 'Home Improvements' in terms of its form and design and the fact the profile of the butterfly roof would not be retained at the rear; however, the host building is the last in the terrace to be extended upwards and there is a mixture of styles of mansard roofs across the terrace and the butterfly profile has not been retained elsewhere. The proposed mansard would be constructed with lead and the windows to the front would align with fenestration on the lower floors. On balance, it is not considered that the proposed mansard roof would detract from the character and appearance of the host building, the wider terrace or the wider area.

At the rear, it is proposed to enlarge the first floor window by lowering the bottom cill by approximately 0.3 metres, which is considered to be acceptable, particularly as the resultant window would still align with the window above and there are a range of window sizes at the rear of the overall terrace.

The existing first floor terrace would be extended out towards the spiral staircase so that it would measure 5 square metres instead of 2.2 square metres. The spiral staircase itself would be retained in its current position. Whilst the resultant terrace would have an irregular shape, the new railings and handrails would match the existing, and it is not considered that the extended terrace would detract from the character and appearance of the host building or the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. There are other roof level terraces on the wider terrace and the enlargement of the existing first floor terrace is unlikely to significantly increase the level of overlooking that already occurs from this position. Similarly, the enlargement of the existing rear window is unlikely to cause significant extra overlooking above the existing level.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the

London Plan 2021; and the provisions 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, 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



Daniel Pope

Chief Planning Officer