

Application ref: 2021/2849/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 28 September 2021

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

Mr Bruce Saunders
21 Rousden Sreet
London
NW1 0ST
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 Rousden Street
London
NW1 0ST**

Proposal:

Erection of mansard roof extension at 3rd floor level.

Drawing Nos: Site Location Plan dated June 2021, 2021/070/01, /02, /03, /04, /05, /06, /07, /08 (front elevation existing), /08 (front elevation proposed), /10, /11, /12 & /13 (all dated May 2021 submitted with email dated 27th Sept 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 The marsard roof of the extension hereby permitted shall be finished in hung natural slate tiles as specified on the application form and otherwise 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: Site Location Plan dated June 2021, 2021/070/01, /02, /03, /04, /05, /06, /07, /08 (front elevation existing), /08 (front elevation proposed), /10, /11, /12 & /13 (all dated May 2021 submitted with email dated 27th Sept 2021)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes an additional floor to an end terrace house on Rousden Street in the form of a 'mansard' near to its junction with Camden Road. The site is within the Camden Broadway Conservation Area and the building is defined as one that makes a positive contribution to the area in the 'Camden Broadway Conservation Area Appraisal and Management Strategy' dated 12 February 2009.

The proposed mansard has a historic form and the house is part of a terrace, most of which has similar examples of historic mansards partially visible above the parapet. The house is at the end of a terrace and differs from the others inasmuch as it has a different front elevation with single central windows rather than a pair. The building also links with the flank/rear of a different terrace facing Camden Rd and the lower form of the mansard addresses the transition between the two. The rear is vertical in form with a door to access an existing flat roof that is currently used as a terrace. The rear is only partially visible from private views and there is no uniformity with its neighbours as existing. Consequently the development is considered to preserve the character of the conservation area.

The proposed additional floor has been carefully designed and revised to ensure no loss of amenity will result to neighbouring occupiers. In particular, the rear mansard windows on the property facing Camden Rd. The proposal as submitted included a terrace on top of the mansard and this has now been removed. The proposed mansard will sit below these windows. The existing flat roof for the house roof is currently used as a terrace and the proposal will leave a small area at the rear for external space, which is an improvement over the existing situation in terms of overlooking and noise. Consequently, the development would not cause a material loss of amenity to neighbours.

Overall, the development is acceptable in planning terms in compliance with policy A1, D1 and D2 of the Local Plan 2017. In determining the application the Council has given special regard to the heritage asset in accordance with policy and statute and has taken account of relevant supplementary guidance.

All relevant planning history has been taken into account. One letter of representation has been submitted from the Conservation Area Advisory Committee expressing support.

- 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 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) 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 2021.

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