

Application ref: 2021/3290/P
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Date: 5 October 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

Place 54 Architects
54 Boston Place
London
NW1 6ER

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Edis Street
London
NW1 8LG

Proposal:
Erection of infill rear extension to the ground floor, mansard roof extension and new railings to first floor terrace.

Drawing Nos: 20027 (P) 001 A, 20027 (P) 002 A, 20027 (P) 003 A, 20027 (P) 004 A,
20027 (P) 101 A, 20027 (P) 102 A, 20027 (P) 103 A, 20027 (P) 104 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 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: 20027 (P) 001 A, 20027 (P) 002 A, 20027 (P) 003 A, 20027 (P) 004 A, 20027 (P) 101 A, 20027 (P) 102 A, 20027 (P) 103 A, 20027 (P) 104 A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The host property is only one of two properties on this side of Edis Street without a mansard roof extension. Therefore, the erection of a mansard roof extension in this location is considered acceptable as it would continue an established form of development in the street and is not considered to cause harm to the character of the property or the appearance of the surrounding conservation area. In terms of its design, the mansard would have two dormer windows to the front, which would align with the fenestration below and would be clad in slate tiles, which is welcomed. A small roof terrace area is also proposed at roof level. Whilst officers note that roof terraces are not a typical feature of mansard roof extensions, it is considered acceptable in this instance given the limited visibility the proposals would have from the public realm and the prevalence of similar mansard roof terraces to neighbouring properties in the terrace and wider conservation area.

The proposed rear infill extension would be largely glazed and its lightweight appearance coupled with its set back from the existing closet wing would ensure it reads as a subordinate addition. Furthermore, there are a several examples of upper ground floor rear infill extensions to neighbouring properties along this side of Edis Street (including next door at No.2) as well as Gloucester Avenue to the north. As such, the proposed upper ground floor rear infill extension is considered to have an acceptable impact on the character and appearance of the host building and surrounding conservation area.

The size, scale and location of the proposed mansard roof extension and inset terrace is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. Similarly, the size and location of the proposed infill extension would ensure no harm is caused to neighbouring amenity in terms of loss of light or outlook.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character 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 (ERR) 2013.

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

- 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) 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