

Application ref: 2021/3549/P
Contact: Josh Lawlor
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Date: 11 November 2021

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

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www.camden.gov.uk/planning

Homes Design Limited
40 Wise Lane
Mill Hill
London
NW7 2RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Elizabeth Mews
London
NW3 4UH

Proposal:
Erection of mansard roof extension and alterations to front elevation window and door openings.

Drawing Nos: ABC220/2000-rev-B, ABC220/2001-rev-B, ABC220/2002-rev-B,
ABC220/2003-rev-B, ABC220/1002, ABC220/1002, ABC220/1000.

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: ABC220/2000-rev-B, ABC220/2001-rev-B, ABC220/2002-rev-B, ABC220/2003-rev-B, ABC220/1002, ABC220/1002, ABC220/1000.

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

Informative(s):

- 1 Reasons for granting permission.

Camden Planning Guidance expects development proposals to respect unimpaired roofscapes. The group of buildings between nos. 27 - 21 are not characterised by roof extensions. However, the opposite side of the mews and the other end, across from Primrose Gardens, are characterised by mansard roof extension. Therefore, given the limited number of properties in this group the principle of the extension is acceptable, subject to design.

The proposed roof extension would not appear unduly prominent or incongruous within the street scene. In terms of the design of the roof extension, it is a traditionally detailed mansard which would not appear overly large or overbearing. It features two dormer windows to the front rear roof slopes which would appear as discreet additions, sitting behind the parapet with a substantial gutter, and aligning with the windows below. The windows would be traditional timber which is acceptable. The introduction of timber framed French doors to the ground floor match the neighbouring property is acceptable in terms of design.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

The proposed roof extension would not result in significant loss of outlook to neighbouring properties given its shallow roofslope. The applicant has provided a section drawing to show that the mansard would comply with the 25-degree test when measured from the middle of the neighbouring rear first floor window. As such, the mansard would not significantly obstruct light to this window. The outlook for the neighbouring property's rear windows would remain sufficiently open following the development. The neighbouring property to the rear has an existing first floor terrace which does not benefit from planning permission. Regardless of this, the mansard would not enclose this neighbouring terrace significantly more than is already established by the rear solid balustrade. The front dormer windows would not give rise to overlooking concerns. Due to the

nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were considered 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 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer