

Application ref: 2021/4367/P  
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Date: 14 December 2021

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

Phone: 020 7974 4444

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UPP Architects + Town Planners  
UPP Architects and Town Planners  
Atrium  
The Stables Market, Chalk Farm Road  
London  
NW1 8AH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**89 Torriano Avenue**  
**London**  
**NW5 2RX**

Proposal:

Mansard roof extension to create additional living space for upper flat

Drawing Nos: 89TA-A-01-001; 89TA-A-02-001; 89TA-A-02-002; 89TA-A-03-001; 89TA-A-03-002; 89TA-A-03-003; 89TA-A-03-004; 89TA-A-03-005; 89TA-A-03-006; 89TA-A-05-001; 89TA-A-05-002; 89TA-A-06-001; 89TA-A-06-002; 89TA-A-06-003; 89TA-A-06-004; 89TA-A-01-002; 89TA-A-02-101; 89TA-A-02-102; 89TA-A-03-101; 89TA-A-03-102; 89TA-A-03-103; 89TA-A-03-104; 89TA-A-03-105; 89TA-A-03-106; 89TA-A-05-101; 89TA-A-05-102; 89TA-A-06-101; 89TA-A-06-102; 89TA-A-06-103; 89TA-A-06-104; Planning Statement, undated (UPP); Email from agent, dated 08/12/2021.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 89TA-A-01-001; 89TA-A-02-001; 89TA-A-02-002; 89TA-A-03-001; 89TA-A-03-002; 89TA-A-03-003; 89TA-A-03-004; 89TA-A-03-005; 89TA-A-03-006; 89TA-A-05-001; 89TA-A-05-002; 89TA-A-06-001; 89TA-A-06-002; 89TA-A-06-003; 89TA-A-06-004; 89TA-A-01-002; 89TA-A-02-101; 89TA-A-02-102; 89TA-A-03-101; 89TA-A-03-102; 89TA-A-03-103; 89TA-A-03-104; 89TA-A-03-105; 89TA-A-03-106; 89TA-A-05-101; 89TA-A-05-102; 89TA-A-06-101; 89TA-A-06-102; 89TA-A-06-103; 89TA-A-06-104; Planning Statement, undated (UPP); Email from agent, dated 08/12/2021.

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 2017.

#### Informative(s):

- 1 Reasons for granting

This application seeks permission for a mansard roof extension to create additional living space (2x bedrooms and a bathroom) for the uppermost flat.

The proposed mansard roof would be of traditional design, with a flat topped roof, constructed with slate tiles. The lower roof slopes would be approximately 70 degrees and would be set back behind the parapet walls, separated by a gap. The dormer windows, whilst not aligned with fenestration on the lower floors, would appear as subservient projections on the roof slopes, which is considered to be acceptable. The side walls would be built up using matching brickwork.

The attached neighbouring property (No. 91) does not have a roof extension; however, a large number of properties in the terrace directly to the north have been extended at roof level and roof extensions are characteristic of the streetscene in this part of Torriano Avenue.

It is not considered that the proposed mansard roof 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.

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 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](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 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer