

Application ref: 2021/6212/P
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Date: 1 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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My-architect
Unit 12b
Canonbury Yard
190 New North Road
London
N1 7BJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
39 Queen's Crescent
London
NW5 3QD

Proposal:
Loft conversion with erection of mansard roof and two dormer windows to the front elevation.

Drawing Nos: Site Location Plan, 2962/01/200 Rev 1, 2962/01/201 Rev 1, 2962/01/400 Rev 1, 2962/01/401 Rev 1, 2962/01/401 Rev 1, 2962/03/200 Rev 1, 2962/03/201 Rev 1, 2962/03/400 Rev 1, 2962/03/401 Rev 1, 2962/03/402 Rev 1, 2962/01/500 Rev 1

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

Site Location Plan, 2962/01/200 Rev 1, 2962/01/201 Rev 1, 2962/01/400 Rev 1, 2962/01/401 Rev 1, 2962/01/401 Rev 1, 2962/03/200 Rev 1, 2962/03/201 Rev 1, 2962/03/400 Rev 1, 2962/03/401 Rev 1, 2962/03/402 Rev 1, 2962/01/500 Rev 1

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a mansard roof extension which would include two front dormer windows and a Juliette balcony on the rear elevation.

The application site is a mid-terrace period property which is not located within a conservation area nor is it listed.

The property reads as a group of four within the terrace and the adjacent property no.41 has a mansard roof extension granted on 8/02/1990 under ref. 8802614. There are a number of mansard roofs along Queens Crescent and the roofline is therefore not unimpaired. The proposal would be in keeping with the character of the surrounding area.

The materials, including the London stock brick and hung concrete roof tiles, would be sympathetic to the host and neighbouring properties. The dormer windows would reflect the existing fenestration and the extension and dormers would be subordinate to the host property. The proposal is thus considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 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



Daniel Pope
Chief Planning Officer