

Application ref: 2021/5139/P
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Date: 16 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Galvin Associates (Architects) Limited
18 Murray Mews
London
NW1 9RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Falkland Road
London
NW5 2PU**

Proposal:

Erection of a mansard roof extension and new side access staircase with relocated entrance door, raising of window sill at rear first floor and relocation of bin store.
Drawing Nos: A-E-01 (Rev 02), A-P-01 (Rev 02), Design and Access Statement (October 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- A-E-01 (Rev 02), A-P-01 (Rev 02), Design and Access Statement (October 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, details of the bin store shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is located within Kentish Town Conservation Area. Several of the properties within the terraced row of nos 23-41 along this side of the road have been extended with mansard roofs and therefore these now form part of the established character of the street and its roofscape.

The mansard roof extension would have a traditional form, be set back from the front and rear elevation and angled at 70 degrees, which is in line with Camden's Home Improvements CPG. The scale is considered acceptable with the height in line with other mansard extensions along the street and does not appear to be an overly bulky addition to the host dwelling. The mansard would have two front and two rear dormers with timber sash windows, which are centred with the existing windows below. The scale, proportions and detailing of the mansard extension would be in line with the host building and its neighbours and would respond to the hierarchy of the building. The chimney stack would be retained which is welcomed.

To the rear, a first floor window sill will be raised which is acceptable.

The materials include timber frames for the windows, slate roofing and metal cladding for the dormers. The timber frames are sympathetic and in line with the host property and the slate roofing for the extension and metal cladding for the dormers match up with traditional roofing materials. Overall, the materials are considered acceptable.

The subject property is accessed along the side of the building at first floor level. The proposal would relocate the door at first floor further to the front and replace the metal staircase with a new rendered wall staircase and small side

window. As the proposal replaces an existing similar structure, this fits in with the existing appearance of the building. A similar alteration has been undertaken at no. 32 following grant of planning permission.

In terms of the bin store, its location to the front of the property is considered acceptable as many of the properties have a bin store within this location; however as no design details have been provided, further details will be secured by condition.

In terms of amenity, because of the nature of the proposals and their location, there would be no significant impact to neighbouring amenity in terms of loss of light, outlook or privacy.

In light of the above, the development is considered to preserve the character and appearance of the host building, streetscene and Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance 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 2013.

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, 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer