

Application ref: 2021/6172/P  
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Date: 4 April 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Collective Works  
60 Grays Inn Road  
Chancery Lane  
London  
WC1X 8LU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**179 Malden Road**  
**London**  
**NW5 4HT**

Proposal:

Erection of first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace.

Drawing Nos: CW-0216-001 01; CW-0216-010 01; CW-0216-100 01; CW-0216-200 01; CW-0216-110 03; CW-0216-210 03; design and access statement

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

CW-0216-001 01; CW-0216-010 01; CW-0216-100 01; CW-0216-200 01; CW-0216-110 03; CW-0216-210 03; design and access statement

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 application relates to the first to third floor maisonette of a 3 storey Victorian terraced building. The site is not located within a conservation area or a neighbourhood plan area, and the application building is not listed.

The proposed first floor rear extension, with 2 rooflights, would infill the existing balcony on the first floor. Set back slightly from the rear elevation of the existing two storey element at the rear, the proposal, with its sloped form would be a subservient addition to the building which would respect the scale and form of the building and the terrace.

Revisions were secured to set back the extension by 0.5m from the rear elevation, in order for the extension to be read as a separate entity and for it not to be read as a full width first floor rear extension to the building. Given the nature of the infill, set back and rear location, the proposed first floor extension is acceptable in urban design terms.

The proposed roof extension would take the form of a traditional mansard roof extension with front and rear projecting windows and a rooflight. The mansard design would sit behind the front parapet and in from the rear elevation and below the height of the party walls; retaining the V-shaped valley at roof level on the rear elevation. The dormer windows would have timber box frames which reduce the visual impact, and they would match the existing rear fenestration on the floor below. The proposed mansard extension and dormers are in accordance with CPG 'Home Improvements' guidance 2021.

The new external staircase to the first floor terrace at the rear would be sited at ground floor level and it would not result in any significant change to the appearance of the building or the terrace.

The proposed extensions would be appropriate additions and the proposals are acceptable in terms of their scale, siting, design and materials - complying with the guidance in the Council's Home Improvements CPG and not harming the

character or appearance of the townscape or the visual amenity of the area.

Projecting no further than the existing two storey rear element, the first floor rear extension (and new stairs up to the first floor rear terrace) would not result in any overshadowing, direct overlooking or loss of outlook from any neighbouring rooms or gardens. The mansard roof extension, set behind the front and rear elevations of the building, would similarly not result in any significant loss of light, privacy or outlook at any neighbouring rooms or gardens.

No objections were received during the statutory consultation period. 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 of the Camden Local Plan 2017. The proposed development also accords with policies of 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](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 above the printed name and title.

Daniel Pope  
Chief Planning Officer