

Application ref: 2021/1538/P  
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Date: 5 January 2023

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

Phone: 020 7974 4444

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**ZAAVIA DESIGN LTD**  
**15 YOXLEY DRIVE**  
**ILFORD**  
**IG2 6PZ**

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 1st and 2nd Floor**  
**125 Drummond Street**  
**London**  
**NW1 2HL**

Proposal:

Erection of mansard roof extension and rear extension at second floor, all to flat.

Drawing Nos: Site location plan; ZAAVIA/125DS/102 Rev A; ZAAVIA/125DS/101 C;  
ZAAVIA/125DS/103 D; ZAAVIA/125DS/105 C; ZAAVIA/125DS/105 C Roof Plan;  
ZAAVIA/125DS/108 C.

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 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:

Site location plan; ZAAVIA/125DS/102 Rev A; ZAAVIA/125DS/101 C; ZAAVIA/125DS/103 D; ZAAVIA/125DS/105 C; ZAAVIA/125DS/105 C Roof Plan; ZAAVIA/125DS/108 C.

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

Informative(s):

- 1 Reasons for granting permission:

A number of properties along the street have extended with a new roof level, some in the form of traditional mansard or modern interpretations. The proposed mansard extension would sit within an already altered roofscape by roof extensions, and therefore would fit in within this character.

The proposed mansard extension would sit on an existing flat roof and have the form, dimensions and slope angles of a traditional flat-topped mansard. It would be set back from front and rear parapets and maintain a proportionate height in relation to the building below. To front and rear would have two traditional dormers with timber sash windows, aligned with the windows below which is acceptable. Overall, due to its proposed scale, projection and detailed design, the proposed roof extension would respond well to the existing context and preserve the character and appearance of the host building, terrace row and the streetscene.

The proposed mansard would provide additional residential space for the existing flat at first and second floors which is accepted.

The proposal includes an extension at second floor level with a modest scale. This would project no further than the existing rear line at no. 123 Drummond Street. It would have flat roof and simple design, and include two timber sash windows proportionate to the host building. Given the existing forward projection at the adjacent site, the proposed extension would not appear out of place, and due to its modest scale, it is considered to preserve the character of the rear elevation and the host building and wider terrace row.

In terms of impact on neighbouring amenity, due to its scale, position and projection, the proposed mansard extension would not result in harm to the neighbouring amenity in terms of loss of light, outlook or overlooking. As it extends in line with the rear line of no. 123, it is not considered that harm would arise from the proposed second floor extension to the amenity of adjacent occupiers at no. 123. In relation to the impact on the amenity of the

occupiers at no. 127, there is a wide chimney breast in between the proposed extension and their nearest window, and therefore no significant reduction in loss of light, outlook would arise from the proposed extension, and there would be no harmful overlooking caused.

No objections were received prior 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, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<https://www.gov.uk/appeal-planning-decision>.

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