

Application ref: 2022/5400/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Monahan Blythen Hopkins Architects
166 Clerkenwell Road
London
EC1R 5DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**82 Neal Street
London
Camden
WC2H 9PA**

Proposal:

Removal of existing roof and erection of a mansard roof with a rear terrace to facilitate conversion of existing third floor flat into a third floor/roof-top flat. Replacement of existing metal windows on the front elevation at first, second and third floor levels with traditional timber sash windows.

Drawing Nos: Proposed Sections, dwg. no. NS82/P/15, dated Oct 2022; Proposed Front Elevation, dwg. no. NS82/P/13, dated Oct 2022; Proposed Rear Elevation, dwg. no. NS82/P/14; Proposed First - Second, dwg. no. NS82/P/11, dated Oct 2022; Proposed Third-Roof Plans, dwg. no. NS82/P/12; Proposed Basement & Ground, dwg. no. NS82/P/10, dated Oct 2022; Existing Rear Elevation, dwg. no. NS82/EXP05, dated Oct 2022; Existing Sections, dwg. no. NS82/EXP06, dated Oct 2022; Existing Neal St Elevations, dwg. no. NS82/EXP04, dated Oct 2022; Existing First - Third Floors, dwg. no. NS82/EXP02, dated Oct 2022; Existing Roof Plan, dwg. no. NS82/EXP03, dated Oct 2022; Existing Basement and Ground, dwg. no. NS82/EXP01, dated Oct 2022; Location Plan, dwg. no. NS82/P/LP01, dated Oct 2022.

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- Proposed Sections, dwg. no. NS82/P/15, dated Oct 2022; Proposed Front Elevation, dwg. no. NS82/P/13, dated Oct 2022; Proposed Rear Elevation, dwg. no. NS82/P/14; Proposed First - Second, dwg. no. NS82/P/11, dated Oct 2022; Proposed Third-Roof Plans, dwg. no. NS82/P/12; Proposed Basement & Ground, dwg. no. NS82/P/10, dated Oct 2022; Existing Rear Elevation, dwg. no. NS82/EXP05, dated Oct 2022; Existing Sections, dwg. no. NS82/EXP06, dated Oct 2022; Existing Neal St Elevations, dwg. no. NS82/EXP04, dated Oct 2022; Existing First - Third Floors, dwg. no. NS82/EXP02, dated Oct 2022; Existing Roof Plan, dwg. no. NS82/EXP03, dated Oct 2022; Existing Basement and Ground, dwg. no. NS82/EXP01, dated Oct 2022; Location Plan, dwg. no. NS82/P/LP01, dated Oct 2022.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill)

b) Manufacturer's specification details of all facing materials (to be submitted to 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves replacing the existing pitched roof with a new mansard roof extension. This would provide accommodation to enable the existing third floor flat to become a third floor/roof-top (fourth floor) flat. The two bedrooms will be located on the third floor; and living area and kitchen, along with a private terrace on the rear, north-east elevation.

Existing metal windows to the front elevation at first, second and third floor levels are also to be replaced with traditional timber sash windows.

In terms of effects on the character and appearance of the Conservation Area, there are several mansard roofs on neighbouring buildings in Neal Street, including at no. 78. The proposed mansard roof would be set back behind a parapet wall and the appearance of the building in the streetscene would not be harmed. The siting and design and appearance of the mansard roof would maintain the character of the building and the terrace within longer range views.

The mansard roof would be constructed in a traditional style, finished with a traditional palette of materials and it will be in keeping with the host building's character and form.

The replacement timber sash windows on the front elevation will be an improvement on the existing incongruous metal Crittall style windows. The proposed windows, due to their style, design and materials will reference the original windows and will be in keeping with the style and design of other traditional windows of other adjacent buildings in the Conservation Area.

The proposed mansard roof would not project beyond the front or rear elevations of the building, and set behind the party walls of each of the immediately neighbouring buildings, it would not overshadow, be overbearing upon, or result in a loss of outlook from any neighbouring rooms or terraces.

The proposal will result in a two bedroom 3rd/4th floor flat which would provide a satisfactory living environment for future occupiers. While the second smaller bedroom would have an internal area slightly less than the requirement in the Nationally Described Space Standards, it would be functional for a single person. In addition, the new fourth floor open plan living area, including the outdoor terrace, will provide a good standard of internal amenity for a three person, two bedroom unit.

The existing 3rd floor unit is not provided with any on-site bicycle parking. Nor is it feasible to provide any on-site bicycle parking due to the spatial constraints of the property. As the proposal only involves works to extend an existing flat, the requirement for on-site cycle parking or a contribution to on-street cycle facilities is not necessary.

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

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies H1, H3, H7, A1, A3, A4, D1 and D2. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

- 3 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.

- 4 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).

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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully



Daniel Pope
Chief Planning Officer