

Application ref: 2022/5290/P
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Date: 10 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Jon Eaglesham
47 Spencer Rise
London
London
NW5 1AR
United Kingdom

Dear Sir/Madam

THDECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45 - 47 Spencer Rise
London
Camden
NW5 1AR

Proposal:
Erection of mansard roof extensions and ground floor rear side return extensions at no's 45 and 47
Drawing Nos: 00.101; 10.200; 10.201; 10.202; 10.270; 10.271; 20.200; 20.201; 20.202; 20.203; 20.270; 20.271; 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:

00.101; 10.200; 10.201; 10.202; 10.270; 10.271; 20.200; 20.201; 20.202;
20.203; 20.270; 20.271; 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 buildings, 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 and D2 of the London Borough of Camden Local Plan 2017 and policies H1, DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reasons for granting permission.

The provision of mansard roofs on this side of Spencer Rise has extensive planning history. Whilst resisted by the Dartmouth Park Conservation Area Appraisal and Management Plan (DPCAAMS) which has informed various refusals (including no's 41 and 49), the adoption of the Dartmouth Park Neighbourhood Plan (2020) (DPNP), namely policy DC4, altered the policy context and introduced a more flexible approach to mansards in this area in recognition of growing families who need the extra space and would otherwise have to move out of the area. The DPNP forms part of Camden's Development Plan and has more weight than the DPCAAMS which offers guidance. Since the adoption of the DPNP, mansard roof extensions have been permitted at no's 41, 43, 49 and 59. These mansards have been deemed to meet the criteria of policy DC4 which ensures sensitivity to the host property and streetscene. The current application is also considered to deliver on all of the criteria as the mansard roofs would effectively infill two properties without mansards in-between no's 43 and 49 Spencer Rise and so would not represent isolated examples (as referenced in the DPCAAMS as a negative feature). The application site comprises two properties that form a pair with their entrance doors centred in the middle with a generally strong symmetry between them. Continuing this symmetry at roof level, therefore, is not considered to bring about harm to the proportions, character and appearance of the buildings, or the pair.

The mansards would be traditionally detailed to match the best examples of existing mansards with two timber sash windows to the front and two to the rear and a slate finish. The slope and setback of the roof would match that of the neighbouring mansard extensions. PV panels and a rooflight would be provided on the flat part of the roof, set back so to be hidden from street level views.

At ground floor level, both properties would acquire side infill extensions between the side boundary wall and their closet wings. The extensions would

have glazed sloping roofs and a simple glazed door for garden access. The extensions would be subordinate additions set back from the rear building line allowing the form of the original house to be understood.

In terms of amenity, the mansard windows may provide additional views to neighbouring rear gardens but this is moderated by the presence of windows below and also the set back of the dormer window from the rear elevation. The sloping roof keeps the height of the ground floor extensions low on the boundary. Both neighbours (43 and 49) have extensions. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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One comment from the Dartmouth Park Conservation Area Advisory Committee has been received prior to making this decision. It references the history of decisions in the area and laments the loss of historic rooflines and the two storey properties which contributed to a mix of house sizes. However, it recognises that given the current policy context and recent decisions, the provision of mansards on the application buildings is 'inevitable'. The DPCAAC welcomes the consistency in design with no.43.

The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies H1, DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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).
- 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.

- 5 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer