

Application ref: 2022/5528/P
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Date: 7 February 2023

Development Management
Regeneration and Planning
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Burd Haward Architects
24 Wolsey Mews
London
NW5 2DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**24 Lower Merton Rise
London
NW3 3SP**

Proposal:

Erection of a single storey roof extension to the terraced house.

Drawing Nos: Location & Site Plans, dwg. no. 2224_24_P01, dated 28.11.2022;
Existing Elevations & Section, dwg. no. 2224_24_P03, dated 28.11.2022; Existing &
Proposed Plans, dwg. no. 2224_24_P02, dated 28.11.2022; Proposed Elevations &
Section, dwg. no. 2224_24_P04, dated 28.11.2022; Proposed Views, dwg. no.
2224_24_P05, dated 28.11.2022.

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- Location & Site Plans, dwg. no. 2224_24_P01, dated 28.11.2022; Existing Elevations & Section, dwg. no. 2224_24_P03, dated 28.11.2022; Existing & Proposed Plans, dwg. no. 2224_24_P02, dated 28.11.2022; Proposed Elevations & Section, dwg. no. 2224_24_P04, dated 28.11.2022; Proposed Views, dwg. no. 2224_24_P05, dated 28.11.2022; Design and Access Statement, reference 2224_24, prepared by Burd Haward Architects, dated December 2022.

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 proposal involves the erection of a new roof extension (fourth floor) atop the existing three storey terraced house. The extension will be in a mansard style and set back from the existing parapet to both the front and rear, providing two additional bedrooms and a bathroom. It is noted that the principle of a roof extension here has been established by a previous Prior Approval dated 9.8.22 ref 2022/2021/P for a roof extension, albeit of a different design which merely matched the fenestration on the lower floors below.

In terms of design and external appearance, the flat-topped mansard roof extension is modern and is designed to appear as subordinate to the existing building, being setback from the existing parapets. The use of contrasting external cladding, the incorporation of modulation over the front and rear facades, and contrasting window arrangement, ensures that the roof extension appears as visually distinct from the remainder of the building. However, the sensitive design approach adopted ensures that this mansard will appear visually cohesive with the existing building and its immediate neighbours. The terraces on the rear and front sides of the extension assist in providing modulation and a level of framing for the mansard extension.

The extension is appropriate as the design matches the style of other roof extensions approved for adjacent buildings at nos. 24-32 Lower Merton Rise and other houses in Elliot Square, where the buildings were also constructed in a similar era and architectural style as the subject building.

In terms of external amenity, the extension will be fully contained within the building footprint and will not allow for any additional overlooking of adjacent residential properties compared to the existing situation. Owing to the extension's size and positioning, there would not be any unacceptable sense of enclosure or loss of light to surrounding properties.

4 letters of support were received from neighbouring residents. No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer