

Mr David Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Application Ref: **2016/6430/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

25 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Egbert Street
London
NW1 8LJ

Proposal:
Erection of mansard roof extension with front dormer window and roof terrace and two roof lights to the rear of the existing dwelling house (Class C3).

Drawing Nos: EGBRT_L001; EGBRT_E001; EGBRT_E002; EGBRT_P001;
EGBRT_P002; EGBRT_P003; EGBRT_P004; EGBRT_S001; EGBRT_S002;
EGBRT_101 REV B; EGBRT_E102 REV B; EGBRT_P101; EGBRT_P102; EGBRT_P103;
EGBRT_P104 REV B; EGBRT_P105 REV B; EGBRT_S101; EGBRT_S102; Design and
Access Statement prepared by Drawing and Planning dated November 2016.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EGBRT_L001; EGBRT_E001; EGBRT_E002; EGBRT_P001; EGBRT_P002; EGBRT_P003; EGBRT_P004; EGBRT_S001; EGBRT_S002; EGBRT_101 REV B; EGBRT_E102 REV B; EGBRT_P101; EGBRT_P102; EGBRT_P103; EGBRT_P104 REV B; EGBRT_P105 REV B; EGBRT_S101; EGBRT_S102; Design and Access Statement prepared by Drawing and Planning dated November 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the erection of a mansard roof to match those existing along the terrace. The proposal includes the addition of a roof terrace to the front. Since the original submission, the proposal has been amended to incorporate a side mansard into the design and the position of the mansard at the rear has been situated behind the existing butterfly parapet to ensure that this architectural feature would remain.

The wider pattern of development along the terrace has overtime incorporated roof extensions. The proposed extension would align with the neighbouring roof which has been extended and has been built to match the height of the existing mansard extensions. Given the existing presence of mansard extensions, the neighbouring context and scale of the projection of the extension, the proposal is considered to be acceptable. The incorporation of the side mansard and retention of the butterfly parapet would further reduce the bulk of the proposal. The size, design and materials of this extension are considered to be acceptable. Given this, the proposal will not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.

It is viewed that the size, location and height of the extension will not adversely

harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

With regards to the proposed roof terrace at the front elevation, the terrace is consistent with similar schemes along Egbert Street and would not result in any additional amenity concerns for adjoining occupiers. The roof terrace is therefore considered to be acceptable.

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.

The CAAC raised objections to the original scheme, however, given the amendments undertaken have subsequently withdrawn their objection. The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

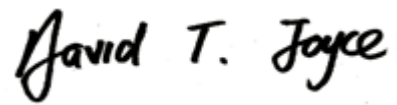
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities