

Application ref: 2022/5160/P
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Date: 13 March 2023

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

Fernanda Pagnossin Design
58 Welshpool House
Welshpool Street
London
E8 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**71 Jamestown Road
London
Camden
NW1 7DB**

Proposal:

Reconfiguration of rear extension fenestration including replacement of uPVC windows with timber units and creation of enlarged door opening to terrace; installation of balustrade and privacy screening to existing first floor roof terrace; lowering of rear garden level to provide enlarged lower ground terrace area; works to boundary wall between nos.71 and 69; and works to the front elevation including new front door, new stone paving, and new door at lower ground floor level.

Drawing Nos: E01, E02, E03, E04, E05, E06, E07, E08 Rev A, P01, P02, P03 Rev A, P04, P05 Rev A, P06, P07, P08 Rev C, P09 Rev B, P10 Rev A, P11 Rev A, Location Plan, Block Plan, and Design & 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:

E01, E02, E03, E04, E05, E06, E07, E08 Rev A, P01, P02, P03 Rev A, P04, P05 Rev A, P06, P07, P08 Rev C, P09 Rev B, P10 Rev A, P11 Rev A, Location Plan, Block Plan, and Design & 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 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 A 1.8 metre high screen, details of which shall be submitted to and approved in writing by the local planning authority, shall be erected on the east and west sides of the roof terrace prior to commencement of its use and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to safeguard the appearance of the host building and the immediate area in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The subject building forms part of a terrace of thirteen properties that are identified on Camden Council's Local List of heritage assets (REF. 453). Dating from the mid-18th century, the terrace has been identified as having Architectural and Townscape Significance where it forms an important consistent southwestern edge to the street addressing the opposite taller Listed buildings located in the Regents Canal Conservation Area.

On the street-facing Jamestown Road elevation, the existing non-original front door will be replaced with a traditionally detailed paint finished timber unit and the front steps finished with stone. The new basement access door will also be traditionally detailed and have a timber materiality.

The proposed alterations to the rear extension are highly contemporary in their fenestration and detail. However, the new large scale glazed joinery units will only be located in the extension and not in the bulk of the host building, and

viewed at distance and from an oblique angle, the joinery will have limited visibility from the public realm. There is also an established precedent for contemporary joinery next door at No. 69. Therefore, in this specific case, the new joinery units will not pose harm to the Locally Listed building or the group contribution of the terrace.

The 1800mm high aluminium privacy screens on the terrace, that are required to preserve neighbour amenity, will add some bulk to the rear elevation. However, the trellis design will delineate the structure as a garden feature and the non-traditional aluminium materiality will not be perceptible from the public realm. The side screens will have a chamfered corner detail that will also minimise their bulk. The details of the privacy screen will be secured through condition.

The proposed new boundary wall, which will be 2.2m in height and constructed of part matching brick and timber, is acceptable in terms of height and materiality. The lower-ground floor terrace is small in scale and will not impact the character of the host building or have any amenity impacts in terms of overlooking to neighbouring properties.

Existing UPVC windows and downpipes on the rear elevation of the host building will be replaced with units in a more sympathetic painted timber materiality and aluminium pipework, which is considered as a heritage benefit that will enhance the current condition.

Internally chimney breasts will be removed, but this will not impact the external structure of the chimney and the stacks projection above roof level and the pots will be retained.

It is not considered there would be any impacts to neighbouring residential amenity, as no new views would be afforded into any neighbouring habitable windows beyond what has been established by the existing first-floor roof terrace. The installation of 1800mm privacy screening on the roof terrace will help alleviate any issues with regards to overlooking.

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.

When considered cumulatively the proposed developments have been assessed to pose nominal harm to the character and appearance of the Locally Listed Terrace and will not result in any loss of significance. As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team , Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicy@camden.gov.uk for further details.
- 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 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer