

Application ref: 2023/0779/P
Contact: Daren Zuk
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Date: 28 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 17
The Polygon
Avenue Road
London
NW8 6JB**

Proposal:

Erection of a rear extension on the 7th floor balcony.

Drawing Nos: A000, A100 Rev A, A200 Rev A, A300 Rev A, A301 Rev A, Covering Letter, Method 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:

A000, A100 Rev A, A200 Rev A, A300 Rev A, A301 Rev A, Covering Letter, Method 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

On 19/08/2021 planning permission ref 2020/5765/P was granted for the 'Removal of screen and erection of a winter garden/conservatory on the seventh-floor balcony'. The current application seeks planning permission for an alternative design to the conservatory.

Following the permission, it was determined that the approved glass wall system was not practical in this instance. The main issue is the large single-pane glass panel roof and the challenges with its installation. Due to the height of the block and the location of the proposal on the top floor, a crane would be required at site to lift the glass panel into its final location which would result in disruptions to the neighbouring occupiers and visitors to the property, the potential for collision and damage to the building, and the potential that the glass panel will fracture and break during the hoisting process.

Further review also determined that the glass roof construction of the original design would result in significant heat gains and the need for solar shading, which results in the loss of the open aesthetic the applicant was aiming for. In response, the design has been adapted to reflect a standard form of construction using materials that can either be hoisted or hand carried to the top floor. The amended plans propose a slightly reduced gross internal area to allow for suitable setbacks for waterproofing flashing detail, part-glazed and part-solid walls, and a flat solid roof instead of the previously proposed sloped glazed roof. It is noted that the revised proposal is a minor material change in the context of the overall scheme and is not substantially different from the approved proposal.

It is considered that, given the outstanding permission for the glazed conservatory and the appearance of the proposed amended design with reduced footprint, less glazing and a slightly taller roofline, the revised scheme is appropriate in design and bulk and does not cause harm to the appearance of the host block nor the character of the area. Furthermore, it would not overshadow or be unduly overbearing upon any neighbouring balconies.

The proposal would not cause any adverse impacts on the amenity of adjoining

residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. The planning history of the site has been taken into consideration.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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.

- 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.

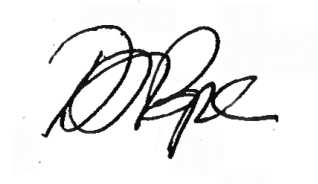
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer