

Application ref: 2023/1592/P
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Date: 21 June 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

Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Glenbrook Road
London
NW6 1TN

Proposal:

Installation of railings and new door to create rear first floor balcony, erection of rear dormer and new rooflight

Drawing Nos: Site Location Plan PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08, PA09, PA10, PA11, PA12

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:

Site Location Plan PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08, PA09, PA10, PA11, PA12

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of full width rear dormer, the replacement of a window on the rear elevation at first floor level with a new door, the installation of railings on the flat roof of the rear ground floor extension to create a terrace, and the installation of a rooflight.

The dormer and rooflight are identical to those approved under ref. 2022/3229/P and are therefore considered acceptable, given the character of surrounding roofs along Glenbrook Road. The proposed doors would be aluminium framed and are considered to be sympathetic to the host building. The railings would be black metal railings which are considered appropriate. Although the new terrace and doors would have some visibility from the public realm, there are a number of other terraces at neighbouring properties which are visible. The proposal therefore would not be out of character with the surround vicinity and is considered acceptable.

The property is an end-of-terrace and given the existing two storey rear projection, the terrace would not overlook into neighbouring windows at properties along Glenbrook Road. There would be only very limited visibility into the neighbouring garden at no. 15. The property to the rear, no 27 Narcissus Road, has a blank side elevation and therefore there would be no overlooking opportunities into windows at this property. It is considered that the width of the road provides sufficient distance from the host property and the properties on the east side of Narcissus Road so as not cause adverse overlooking opportunities. It is considered that the terrace would not be large enough to host gatherings that would result in excessive noise pollution.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning

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

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017 and policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the 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>.

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