

Application ref: 2023/1309/P
Contact: Blythe Smith
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Date: 23 June 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

Amorphous Design
44 Pitcairn Road
Pitcairn Road
Mitcham
CR4 3LL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
2 South Hill Park
London
NW3 2SB

Proposal:

Erection of inset terrace to rear of property at roof level.

Drawing Nos:

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

DAS-100; A1-101 Rev A; A1-201 Rev A; PFSP-100; PFSS-100; A1-200; A1-

001; A1-100

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear inset balcony would be set within the existing mansard roof at fourth floor level, to provide a small external amenity space to serve the flat located on the 2nd, 3rd and 4th floor. It would be 2.8m in width, set into the mansard from the rear parapet by 2m in depth and retain the overall mansard form and parapet. It would be accessed bifold doors which replace the existing window in the same position. As a result it would not be prominent on the roofscape and is considered an acceptable addition. Overall, the proposed alterations would preserve the character and appearance of the host building and the street.

This application follows a pre application meeting (ref: 2022/3876/PRE) which included proposals for the addition of an inset terrace and a dormer above. The Council advised that the dormer would be considered an incongruous addition to the conservation area and would not be considered sympathetic to the appearance of the host property. The applicant has taken this on board when submitting this application and removed the dormer feature and retained the inset terrace only. Additionally the adjoining property features an inset terrace to its rear elevation. Thus, given its appropriate siting and detailed design, it is considered that the terrace is a modest and subordinate to the host building and respects the neighbouring properties.

Whilst it was considered that the proposed terrace would generate some overlooking impact on the neighbouring properties, officers do not consider these impacts would be significant enough to warrant a refusal considering the abundance of terraces currently in existence at neighbouring properties. Officers consider that the use of the proposed balcony would generate some level of increased noise and disturbance; however, not to a degree that would be materially harmful level or out of character within the local context.

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.

One response was received following statutory consultation raising an objection at the proximity to their own terraces. This matter has been discussed in the paragraph above. The Council's conservation team has raised no objection to the proposal.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of 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-planning-decision.](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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer