

Application ref: 2022/4110/P
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Date: 26 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Josh Bassett
4 Glenbrook Road
London
NW6 1TW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Glenbrook Road
London
NW6 1TW

Proposal:

The replacement of the existing window with door and the installation of metal railings around the roof edge with privacy screen (flank elevation) to the rear second floor for the use of the flat roof as a roof terrace.

Drawing Nos: BP110/01; BP110/01/PP/01 REV 02; 4_GR-E.SP and Design and 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: BP110/01; BP110/01/PP/01 REV 02; 4_GR-E.SP and Design and 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting planning permission:

Planning permission is sought for the installation of metal balustrade with timber screening to the flank elevation (east) elevation. The roof terrace proposed would be located on the roof of the two storey rear extension and would measure approximately 4.4m in depth and 2.7m wide. The parapet wall would be erected with a 1.1m high metal black railing around the boundary of the terrace to enclose the area with the addition of a timber screen with a finishing height of 1.8m on the eastern boundary.

A number of roof terraces have been granted within the locality, including 2 Glenbrook Rd (2020/0446/P), 1 Glenbrook Rd (2011/6418/P), 54 Sumatra Road (2017/3259/P) and 38 Sumatra Road (2015/4106/P). Thus, the proposed roof terrace is not considered detrimental to the character and appearance of the locality.

The increase of the side parapet wall would match the design and appearance of neighbouring properties. Whilst it is proposed to install a privacy screen, it's acknowledged that the privacy screen would be visible in the short view from Solent Road and could be read as a dominant. There is an existing precedent set with 9 Glenbrook Road which consists of a privacy screen and is visible in the short view from Solent Road. Thus, the proposed screening is not considered harmful to the area's appearance.

It is considered that the proposed terrace would not have a detrimental privacy impact to the neighbouring occupiers (nos. 3 & 5 Glenbrook Road). A privacy screen is proposed to be install along the boundary with no. 5 Glenbrook Road to the east to limit visibility. The privacy screen would not allow any views back into the neighbouring window and in view of the siting of the roof terrace and restricted depth of gardens, the proposed should not be detrimental to

neighbouring amenity. Therefore, the proposed roof terrace would not have a detrimental impact of the neighbouring amenity.

Two objections have been raised in relation to the disruption of building works, party wall agreement and loss of privacy and sunlight. An informative is attached stipulating that the proposal would be subject to the Control of Pollution Act 1974 which requires building works should only be 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. An informative is also attached to make the applicant aware that the proposal may be subject to a Party Wall agreement under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. The privacy screen would limit visibility and protect privacy of neighbouring occupiers. The roof terrace with the privacy screen would not detrimentally impact the sunlight to the neighbouring properties due to the fact the rear extension and adjacent dwellings to the south already reduce sunlight to an minor extent which would not be further amplified as a result of the works. The application sites planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015; 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer