

Application ref: 2023/1701/P  
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Date: 1 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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The Klassnik Corporation  
165 Caledonian Road  
London  
N1 0SL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 3**  
**101 Greencroft Gardens**  
**London**  
**NW6 3PG**

Proposal:

Installation of new doors and metal railings at rear first floor associated with the creation of two terraces, brick up side elevation window and new double glazed windows to front

Drawing Nos: Site Location Plan 001, 100, 203, 201, 250, 260, 500, 200 rev A, 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:

Site Location Plan 001, 100, 203, 201, 250, 260, 500, 200 rev A, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the first floor bedroom terrace adjacent to no. 99 Greencroft Gardens shall not commence until the screen, as shown on the approved drawings, have been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals at rear first floor involve the replacement of the existing doors accessing an existing 'informal' kitchen terrace, and the replacement of two windows with two doors in order to access the flat roof to create a bedroom terrace. New black metal railings are proposed to both terraces. On the front elevation at first floor, the existing single glazed timber framed windows would be replaced with double glazed timber frame windows and a window on the side elevation would be bricked up.

The flat roof off the kitchen has been in use for a number of years and this application seeks to formalise its use as a terrace. There is an established precedent of high-level rear terraces along this side of the street including at second floor level on the host building and further northwards where the properties are of a similar typology to the application site including at nos. 97, 95, 93 and 91. The replacement doors to the kitchen terrace and the new doors to the bedroom terrace would be metal framed and finished in white. The glazing pattern would be sympathetic to the fenestration on the host building. The use of black metal railings is appropriate for the traditional appearance of the host property. The materials and design are thus considered acceptable.

The new double-glazed windows to the front elevation would be timber framed sash windows which are acceptable. The bricking up of a small and possibly non-original side elevation window would be a minor alteration that would not detract from the overall appearance of the property.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The flat roof off the kitchen has been used informally as a terrace for a number of years with established overlooking and it is considered that the proposal would not introduce further opportunities for overlooking into the garden and rear windows at no. 103. Although the railings would formalise and intensify its use, given the large host building and its neighbours are divided into flats, a degree of mutual overlooking is a part of the established character. A timber trellis screen is proposed on the bedroom terrace between nos. 101 and 99 in order to reduce opportunities for overlooking into the rear windows at the neighbouring occupier at no. 99. A condition is attached ensuring that this is installed prior to use as a terrace.

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, D1 and D2 of the Camden Local Plan 2017. 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](http://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>.

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 of the signatory.

Daniel Pope  
Chief Planning Officer