

Application ref: 2022/4537/P
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Date: 17 August 2023

Development Management
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Mutiny Architecture
Work.Life
13 Hawley Crescent
London
N1 8NP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

64 St Augustine's Road
London
NW1 9RP

Proposal:

Erection of rear roof terrace at second floor level, replacement of rear window with door to new roof terrace and replacement of 2 x rooflights with 1 x rooflight.

Drawing Nos: Design and Access Statement (18/10/2022), 212-02-EX-000, 212-02-EX-010, 212-02-EX-099, 212-02-EX-100, 212-02-EX-101, 212-02-EX-102, 212-02-EX-103, 212-02-EX-200, 212-02-EX-300, 212-02-EX-301, 212-02-EX-302

212-02-PRP-099, 212-02-PRP-100, 212-02-PRP-101, 212-02-PRP-102, 212-02-PRP-103, 212-02-PRP-200, 212-02-PRP-300, 212-02-PRP-301, 212-02-PRP-302

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

Design and Access Statement (18/10/2022), 212-02-EX-000, 212-02-EX-010, 212-02-EX-099, 212-02-EX-100, 212-02-EX-101, 212-02-EX-102, 212-02-EX-103, 212-02-EX-200, 212-02-EX-300, 212-02-EX-301, 212-02-EX-302

212-02-PRP-099, 212-02-PRP-100, 212-02-PRP-101, 212-02-PRP-102, 212-02-PRP-103, 212-02-PRP-200, 212-02-PRP-300, 212-02-PRP-301, 212-02-PRP-302

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves using the existing second floor rear outrigger as a terrace for the existing 3rd floor flat. The second floor would not be extended. The roof terrace would provide a small outside amenity space to this unit, the internal accommodations of this flat would not be altered. The existing rear elevation sash window would be removed and replaced with timber framed French doors and a metal balustrade at 1.2m in height, matching those of the 2nd floor flat existing roof terrace.

The proposal is not considered to enhance the contribution which the building makes to the character and appearance of the conservation area. However, in the context of the 2020 approval (2020/5378/P) for a first floor terrace, the current proposals essentially preserve the contribution the host building makes once the 2020 permission is built-out. Therefore the proposals are considered to preserve the character and appearance of the conservation area. Altering a high-level historic window into a door and installing a set of railings at such a high level would not generally be considered appropriate for a positive contributor within a conservation area, but the property is relatively set-back in views from Canteloves Road (when compared to Numbers 56-62). and would be in keeping with the other terraces in the area and that of the lower floor (including the metal railings and French doors), the proposed fenestration would therefore be in character with the host dwelling. Rooflights are a common feature along St Augustine's Road and the proposed rooflight is not considered to be out of character on the roof slope.

Along St Augustines Road there are several 2nd and 3rd story roof terraces which provide view points into the rear amenity area of several gardens on this set of terraces, already enabling overlooking. The addition of a further high level terrace is not considered to be out of place or create unacceptable impacts to neighbour amenity in comparison to what is already in situ and the potential of overlooking by the new terrace on the second floor level is considered no more serious than the existing rear windows.

No objections have been received following statutory consultation. 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer