

Application ref: 2023/2623/P  
Contact: Fast Track TC  
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Date: 10 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Vorbild Architecture Limited  
Unit 107, 33 Parkway  
London  
NW1 7PN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat D**  
**13 Upper Park Road**  
**London**  
**Camden**  
**NW3 2UN**

Proposal:

Installation of 2x front and 2x side conservation area roof lights, 1x new roof light to existing flat roof and changes to the existing rear dormer to create an inset roof terrace.  
Drawing Nos: A-(10)-001; A-(10)-010; A-(11)-010; A-(12)-010; A-(15)-012; A-(16)-011; A-(15)-010

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 A-(10)-001; A-(10)-010; A-(11)-010; A-(12)-010; A-(15)-012; A-(16)-011

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 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).

- 2 Reasons for granting permission/consent-

The proposal is for the installation of 2x front and 2x side conservation area roof lights, 1x new roof light to existing flat roof and the widening of the existing rear dormer to create an inset roof terrace. The proposed inset roof terrace is considered to be acceptable as it does not overwhelm the roof slope, nor the host property, and is not visible from the public realm, so having no impact on the street scene. Although the terrace would be wider than the existing dormer, it is still set in from the eaves and results in a reduction of bulk as it no longer projects from the roof plain. Owing to it being set within the existing roof structure the terrace does not require a balustrade, resulting in a minimised appearance.

The roof slope is shallow and the roof lights are flush set and therefore also do not impact the street scene. They are also noted as appearing similar and in keeping with the existing roof lights and several other roof lights also located within the front and rear roofscapes of neighbouring properties. The number of proposed roof lights on each roof slope and their size is considered reasonable and the proposal is therefore considered to comply with current conservation policies, which seek to protect and enhance the character and appearance of conservation areas.

The use of suitably designed conservation rooflights are considered to be an appropriate and sympathetic change which preserves the character and appearance of the host building and the wider Camden Square Conservation Area. In sustainability terms, double glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon

emissions, and allow for passive flow of ventilation.

Roof terraces can impact on residential amenity in terms of overlooking and noise and disturbance. In this instance, as the terrace is set within the existing roof form, it would not result in any overlooking of neighbouring properties. Considering its small size it would not give rise to concerns around noise and disturbance. As such, there are no amenity concerns. The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer