

Application ref: 2023/5167/P
Contact: Daren Zuk
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Date: 24 January 2024

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

Twining Design
330 West End Lane
London
NW6 1LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
142 Bayham Street
London
NW1 0BA

Proposal: Creation of roof terrace to rear at first-floor level. Replacement of glass balustrading with timber balustrades/privacy screens and sliding doors to rear elevation (partially retrospective).

Drawing Nos: GA-BLOCK-00 Rev A, GA-SITE-00 Rev A, GA-EX-PL-01 Rev A, GA-EX-PL-02 Rev B, GA-EX-EL-01 Rev B, GA-EX-EL-02 Rev A, GA-PR-PL-01 Rev A, GA-PR-PL-02 Rev B, GA-PR-EL-01 Rev B, GA-PR-EL-02 Rev A, Daylight/Sunlight Assessment, Trellis Details

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:

GA-BLOCK-00 Rev A, GA-SITE-00 Rev A, GA-EX-PL-01 Rev A, GA-EX-PL-02 Rev B, GA-EX-EL-01 Rev B, GA-EX-EL-02 Rev A, GA-PR-PL-01 Rev A, GA-PR-PL-02 Rev B, GA-PR-EL-01 Rev B, GA-PR-EL-02 Rev A, Daylight/Sunlight Assessment, Trellis Details

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 policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Retrospective planning permission is sought for the provision of a terrace covering the entirety of the roof of the existing ground-floor rear extension, in addition to installation of sliding doors to rear elevation at first floor and installation of glazed balustrades. The proposal has been amended at the request of officers to replace the glazed balustrades with timber balustrades and incorporate privacy screening to protect neighbouring amenity.

The proposed slatted timber balustrades and privacy screening are considered an appropriate material for the design and context of the host building, which is a 1960's terrace. The proposed aluminium framed sliding door is acceptable in terms of design, size and scale. It is not considered to have any detrimental impact on the rear elevation of the building nor wider area.

The applicant has provided a daylight/sunlight assessment, which concluded there would be no impact to neighbouring amenity as a result of the proposals. The installation of 1.5m tall privacy screens along the north and south sides of the terrace will also alleviate amenity impacts to neighbouring occupiers with regards to noise and privacy. It is noted that roof terraces are already established adjacent the proposal.

No responses were received following statutory consultation. The site's

planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer