

Application ref: 2023/5331/P
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Date: 6 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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

Architecture Design Limited
Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
149 York Way
London
N7 9LG

Proposal:

Erection of balustrade and roof access structure in association with the use of the roof as a terrace

Drawing Nos: 205.01/P.01; 205.01/P.02; 205.01/P.03; 205.01/P.04a; 205.01/P.05a;
205.01/P.06a; 205.01/P.07a

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 - 205.01/P.01; 205.01/P.02; 205.01/P.03; 205.01/P.04a; 205.01/P.05a; 205.01/P.06a; 205.01/P.07a

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the creation of a roof terrace on the main roof of the five storey building, to serve the existing maisonette occupying the third and fourth floors. The terrace would be accessed by a new roof access hatch. An existing skylight would be removed.

The design of the roof terrace has been amended to see the balustrade being constructed with metal railings instead of glass. In addition, the terrace railings have been setback further from the building's rear elevation, thereby reducing the size of the terrace.

The roofscapes in the street block and wider area is mixed, reflecting the mix of building designs and typologies. The host building is mid-rise and has a flat-topped mansard roof and is positioned between a larger commercial building to the south, and a larger building of a similar height to the north. There are no other existing roof terraces in the immediate locality.

The balustrade would also be setback from the building's front and rear elevations, limiting views of the railings, along with any paraphernalia associated with the roof terrace, from view from surrounding streets. Only small sections and parts of the terrace's built elements and furniture would be visible from the street. Where visible, these elements would appear as minor, insignificant elements when considered against the building and viewed within the wider urban landscape. The metal railings would integrate well with the building's character.

Despite having a large size, the roof terrace will only be used by one residential unit, and therefore would have an appropriate intensity of use.

The roof terrace would not enable overlooking of any habitable rooms of adjacent properties. The units located on the opposite side of York Way are located over 18m away from the edge of the terrace which accords with CPG Amenity.

No objections have been received. The site's history has been taken into account.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 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.

Daniel Pope
Chief Planning Officer