

Application ref: 2023/4252/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 13 June 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

Omar Sherif Architecture Ltd
196A Tufnell Park Road
London
N7 0EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat C
21 Agincourt Road
London
NW3 2PB

Proposal:
Replacement of rear rooflight window with a rooflight door to facilitate the access to the existing roof terrace and insertion of one additional conservation style rooflight above the existing dormer in the rear roof slope.

Drawing Nos:
Site Location Plan; 21CACR-PD-A-0101 Revision 03; 21CACR-PD-A-0102 Revision 03; 21CACR-PD-A-0103 Revision 01; Leaseplan dated August 2020; Additional Photographs (x 5 pages); Rooflight Door Specification (x 6 pages); Design and Access Statement dated November 2023 (x 4 pages).

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; 21CACR-PD-A-0101 Revision 03; 21CACR-PD-A-0102 Revision 03; 21CACR-PD-A-0103 Revision 01; Leaseplan dated August 2020; Additional Photographs (x 5 pages); Rooflight Door Specification (x 6 pages); Design and Access Statement dated November 2023 (x 4 pages).

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 roof as a terrace shall not take place unless the existing timber privacy screen, is maintained and 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.

The site is a three-storey mid-terraced house, located on the northern part of Agincourt Road, close to its intersection with Cressy Road. The site is located within the Mansfield Conservation Area. Flat C occupies the top floor, including the roof terrace formed on the rear outrigger.

It is proposed to replace the rear rooflight window with a rooflight door to facilitate the access to the existing roof terrace as well as insert one additional conservation style rooflight above the existing dormer in the rear roof slope.

Officers conducted a site visit during the course of the application and are satisfied that the roof terrace is an established one which has been there for a number of years. Nonetheless, the applicant has provided evidence of its continuous use by the way of aerial images dated back from December 2006.

Whilst the property is located in the Mansfield Conservation Area, the proposed works are located at the rear of the property and would not be prominent in public views.

Furthermore, given the previously approved applications along Agincourt Road (No. 31B - 2012/4998/P) and (No. 33 - 2020/5728/P), the proposals would not be out of character.

There was an objection from Mansfield CAAC about formalising "an irregular roof use and encourage more of the same". However, they are now satisfied that the pitched rear roof "changed to a flat roof at some previous time" and confirmed they withdrew their objection.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Mansfield Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration. However, a privacy screen between No. 21C and No. 23 would minimise the impact. The existing simple timber screen (as already installed) has been added as a condition on this decision and is considered appropriate for the conservation area.

The site's planning and appeals history has been taken into account when coming to this decision. No other 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 Mansfield Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, 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.

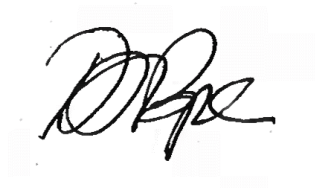
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer