

Application ref: 2023/3931/P
Contact: Sophie Bowden
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Date: 17 July 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

Boyer Planning
120 Bermondsey Street
London
SE1 3TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Regent's Park Road
London
NW1 7TL

Proposal: Alterations to balustrade to increase the size of existing roof terrace

Drawing Nos: 1062 250 Planning - Proposed Sections-1062.252 PROPOSED ALTERATION SECTION, 1062.03_revE PROPOSED EXTERNAL ELEVATIONS, 1062.202_revD PROPOSED GROUND FLOOR GA PLAN, 1062.202_revE PROPOSED GROUND FLOOR GA PLAN, Location Plan

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:

1062 250 Planning - Proposed Sections-1062.252 PROPOSED ALTERATION SECTION, 1062.03_revE PROPOSED EXTERNAL ELEVATIONS, 1062.202_revD PROPOSED GROUND FLOOR GA PLAN, 1062.202_revE PROPOSED GROUND FLOOR GA PLAN, Location Plan

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed terrace would be located on the roof of an existing single storey rear extension, accessed via a set of French doors. Application ref: 2021/1586/P was approved in May 2022 for the "excavation of single storey basement, erection of front extension at lower ground level, recladding of existing ground floor extension and other façade alterations including new windows, doors and rooflights". As part of this application, a new balustrade was proposed to run around only part of the existing roof terrace.

There are no other examples of similar roof terraces in the area but there are only a couple of properties with single storey extensions due to the style of the buildings. The inclusion of a roof terrace in this location is not considered to harm the character of the area in any way. The terrace would not be viewable from the public domain and the materials used would be considered acceptable and would not harm the character nor appearance of the host property nor wider conservation area.

The loss of rooflight would not be detrimental to the amount of light entering the single storey extension as there are bi-fold doors along the south eastern elevation which would provide sufficient light to the property.

Amenity

Due to the rear gardens possessing tall and dense mature trees, overlooking to neighbouring properties would be minimised. In addition, permission has already been granted for a roof terrace on this extension but at a lower depth of 3m so any overlooking from the rear façade of the building has already been assessed. The properties on this road also all benefit from balconies at second floor level so there is a degree of overlooking into the gardens of neighbouring properties.

The result is that users of the roof terrace would have minimal opportunities to have any direct views into the habitable rooms of neighbouring properties, and due to the tight urban grain, existing level of overlooking and dense vegetation on the boundary, the overlooking is not considered to be intensified from the proposal and is therefore considered to be acceptable in this instance.

In terms of noise and disturbance, as the terrace will be used solely for residential purposes it is not considered that the proposal would result in a harmful level of noise to neighbouring properties. The proposed works due to their nature and position, are not considered to cause any detrimental impact on amenity in terms of loss of light, outlook and noise disturbance.

One (1) objection was received prior to making this decision. The objection relates to overlooking and loss of privacy, noise disturbance and the application being in contrary to various policies within the Local Plan, most notably, Policy D1 Design and Policy A1 Managing the Impact of Development. The assessment of the proposal has taken into account the amenity of neighbouring properties and is satisfied that the proposal, in its current form, would not adversely harm the amenity of neighbouring properties. This and the planning history of the site have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

As such, the proposed development is in general accordance with policies A1, A4, and D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 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.
- 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-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