

Steve Jansen  
Flat 3  
12 Leighton Grove  
London  
NW5 2QT

Application Ref: **2015/5505/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

3 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3  
12 Leighton Grove  
London  
NW5 2QT**

Proposal:

Installation of black metal railings to enclose an existing 2nd floor rear roof terrace.

Drawing Nos: Site location plan, 068\_Pla\_01 rev A, 068\_Pla\_02 rev A, 2013/001 rev A, 2013/002.

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 068\_Pla\_01 rev A, 068\_Pla\_02 rev A, 2013/001 rev A, 2013/002.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The application relates to the installation of black painted metal railings, with vertical balusters, fixed to the inside face of low parapets to enclose an existing terrace located on the flat roof of a 2nd floor rear extension. The railings will be 1.1m in height and enclose an area of roof space measuring approximately 2.5m (length) by between 2.4m and 2.8m (width).

A certificate of lawfulness was granted (2015/2901/P) on 17/06/2015 for the use of this roof space as a terrace. The host property is not listed and is not located within a conservation area.

The proposed railings will surround the central area between two existing low parapet walls and will therefore be set-back from the sides of the roof by approximately 340mm. The railings will be painted black, and as such, will not be visually prominent in either long or short views at the rear, and will match the colour and style of other balustrades/railings located in nearby roof terraces. It is therefore considered that in terms of design, scale, colour, location and materials to be used, the proposed railings are in accordance with Camden Planning Guidance and would not be visually harmful to the character and appearance of the building nor the wider neighbouring area.

One objection has been received following statutory consultation from a neighbour at no. 13 Leighton Grove who was concerned that the proposals would lead to additional noise, overlooking and less privacy. Their objection has been duly considered as part of the decision making process.

The site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 - 67, 126 -141 of the National Planning Policy Framework 2012.

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment