

Mr LAURENCE WALKER  
WESTALL WALKER ASSOCIATES  
PO BOX 21 HASTINGS  
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TN34 3WD

Application Ref: **2015/2709/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

2 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**21 Denning Road**  
**Camden**  
**NW3 1ST**

Proposal:  
Creation of an upper floor roof terrace and an inset balcony including the erection of glass balustrades, a timber screen and alterations to the fenestration.  
Drawing Nos: 586-01-A, 586-02-1.

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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: 586-01-A, 586-02-1.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The revised scheme would include the erection of balustrades and a timber screen to create an upper floor terrace and inset balcony as well as alterations to the rear fenestration. The proposed changes would not harm neighbouring amenities or have a detrimental impact on the host building or surrounding conservation area.

The proposed glass balustrade and timber screen on the flat roof of the 3 storey rear extension and the proposed inset roof terrace would be sited to the rear of the dwelling and would not be prominent in views from the public realm. There is a pattern of upper floor terraces and variety of rear dormer windows along the terrace and along the terrace fronting onto Willow Road. It is considered that the proposed balustrades and alterations to the rear fenestration including a juliet balcony would not be out of keeping with the character of the host building or out of keeping with the character and appearance of the Hampstead Conservation Area.

The proposed upper floor roof terrace and inset balcony are at high level and would not create additional harmful views of adjoining ground floor amenity areas. There are many existing upper floor terraces along Denning Road and Willow Road. A timber screen would be erected on the boundary between the host building and No. 23 Denning Road. It is considered that the proposed development would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

1 letter of objection was received prior to making this decision. This together with the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

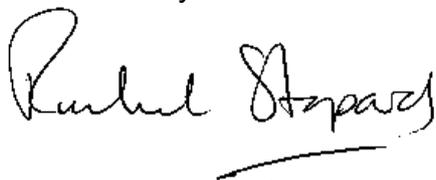
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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



Rachel Stopard  
Director of Culture & Environment