

Miss Georgia Battye
Roz Barr Architects
111-113
St Johns Street
London
EC1V 4JA

Application Ref: **2015/7149/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat B
41 England's Lane
London
NW3 4YD**

Proposal:

Installation of metal balustrade to form a rear roof terrace at 3rd floor level, and installation of additional rooflight to main roof.

Drawing Nos: Site location plan (RBA57 01-101); RBA57- (01-102, 01-103, 01-104, 01-203, 01-204, 02-101, 02-201, 02-202, 03-101, 03-201; Design and access statement prepared by Roz Barr Architects dated January 2015.

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 (RBA57 01-101); RBA57- (01-102, 01-103, 01-104, 01-203, 01-204, 02-101, 02-201, 02-202, 03-101, 03-201; Design and access statement prepared by Roz Barr Architects dated January 2015.

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 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks formation of a roof terrace with associated railings at the rear of existing flat roof and installation of French doors to provide access within the rear elevation.

The proposed roof terrace covers the whole of the flat roof at the rear of the building and is not visible from the public realm. The terrace would be enclosed by metal railings of 1.1 metres in height which mirror that of the adjacent property. The roof terrace and railings are considered acceptable in materials and design and would therefore complement the character and appearance of the host building and neighbouring properties at Nos. 43 and 45 England's Lane, which have similar roof terrace and balustrade.

The addition of a roof light to main roof is acceptable. It is not considered that the introduction of a rooflight will detract from the visual amenity of the property or street scene.

The proposed French door is acceptable in terms of design, size and scale. It is not considered to have any detrimental impact on the rear elevation of the building.

The proposal is not considered to cause significant harm to amenity in terms of overlooking, privacy and noise. Roof terraces are already established adjacent the proposal.

No comments have been received following statutory consultation. The site's planning history was 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 Planning (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, CS14 and CS17 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, 56-67 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).

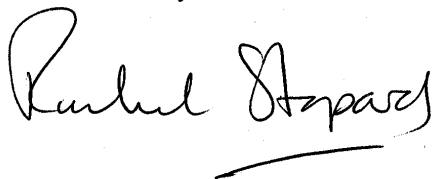
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

