

Mr Livio Venturi
Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Application Ref: **2016/0366/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 A Ferdinand Street
London
NW1 8EU

Proposal: Erection of metal balustrade on the flat roof to form a terrace.

Drawing Nos: Location plan (150920(SO)001, 150920-A(GA)100 Rev A, 150920-A(47)001, 150920-A(GA)301 Rev A, 150920-A(SO)100 Rev A, 150920-A(SO)300 Rev A & 150920-A(SO)300 Rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 Location plan (150920(SO)001, 150920-A(GA)100 Rev A, 150920-A(47)001, 150920-A(GA)301 Rev A, 150920-A(SO)100 Rev A, 150920-A(SO)300 Rev A and 150920-A(SO)300 Rev A.

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

- 4 Prior to the occupation of the residential unit (Flat 3) and use of the hereby approved terrace, the sedum green roof shall be provided as shown on the proposed floor plan and to the green roof specification details provided, and permanently retained thereafter.

Reason: To ensure that the use of the building does not adversely affect neighbouring properties and the immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reason for granting permission

The partial conversion of the fourth storey flat roof to a terrace is considered acceptable and would be in accordance with Camden planning policy. The proposed terrace would cover approximately 20sqm of the flat roof with steel balustrades around the designated area. The changes proposed would sit comfortably with the host building and surrounding properties and would have no adverse impact on the character of the building and surrounding area.

The proposed terrace would be set in from the edge of the flat roof by approximately 2m on the east facing elevation and approximately 1m from the north facing elevation. The set back of the terrace proposed would ensure no adverse overlooking or loss of privacy to neighbouring habitable room windows and the terrace at No.21 Ferdinand Street. The area between the roof edge and the balustrade would be maintained as a sedum green roof providing sustainable biodiversity. The North facing window would be fixed shut preventing access as shown on the proposed roof plan.

29 neighbouring properties have been consulted and a site notice displayed. No

objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Camden Planning Guidance CPG1 and CPG6, policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 of the National Planning Policy Framework.

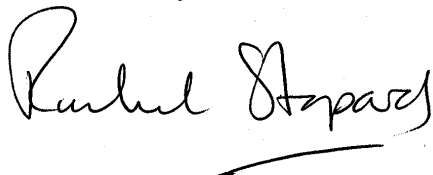
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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