

Mr Emmett Roepke  
24/8  
218 Archway Road  
Hornsey  
London  
N6 5AX

Application Ref: **2016/5618/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

12 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Croftdown Road**  
**London**  
**NW5 1EH**

Proposal: Replacement of rear 3rd floor sash window with doors to provide access to existing roof terrace and installation of new metal railings.

Drawing Nos: A1, A2, A3 (received 12/01/2017) and A4.

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 policies 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: A1, A2, A3 (received 12/01/2017) and A4.

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

#### Informative(s):

- 1 Reasons for granting permission.

The replacement of the existing window with a new door and use of this area as a terrace was previously approved under reference number 9003139 on 26/07/1990. The proposed door was not installed as approved; however, the use of the terrace appears to be well established as evidenced by the Council's historic aerial photo records.

The new door would be timber-framed French doors which would be in keeping with the existing fenestration of the host building and neighbouring properties. It would sit within the existing window aperture and is therefore considered to have minimal impact on the character and appearance of the host building and wider conservation area. The proposed metal railings would match those installed at this level to the majority of the properties along the surrounding terrace. The installation of wooden decking is a minor change that would not be visible from the surrounding area and is considered acceptable.

The proposal involves alterations to an existing roof terrace and therefore is not considered to cause any additional harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy. The proposal originally included a 300mm high timber-decked terrace which has been reduced to 100mm to prevent overlooking into the neighbouring terrace.

Two objections and one comment from the Dartmouth Park CAAC have been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area 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 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 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 The London Plan March 2016, and the National Planning Policy Framework 2012.

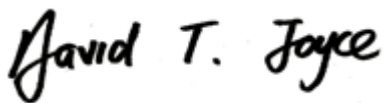
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities