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64 Fortis Green
London
N2 9EN

Application Ref: **2017/0950/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

1 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1st and 2nd Floor
11 Greville Road
London
NW6 5HY

Proposal:

Erection of iron railings as replacement to existing timber railings, formation of new access door to roof terrace of self-contained flat (Class C3)
Drawing Nos: Location plan; 002; 003; 004; 005; 006; 007; 008; 009; 104; 105; 106; 107; 108; 109.

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 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the London Borough of Camden Draft Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 002; 003; 004; 005; 006; 007; 008; 009; 104; 105; 106; 107; 108; 109.]

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

Informative(s):

- 1 Reasons for granting permission:

The proposed second floor amenity roof area and associated front and rear railings would occupy the flat roof space between nos.9 and the host building; and would be accessed via the new door. The proposed railings would be set back from both the front and rear elevations and would replace existing timber balustrades and formalise a roof space which is common to the other houses within the terrace group; (nos.3, 5, 7 and 9). The proposed new access door to the side elevation is designed to respect the host building. The proposals which are largely obscured from view from the wider public realm would not be considered harmful to the character and appearance of the host building or the surrounding terrace.

The proposed amenity roof area is located opposite windows to a large hotel building but in this setting across the public highway would not impact significantly on its occupiers' amenity. The roof terrace would not harm the amenity of adjoining residential occupiers as there are no windows at number 9 that would face the terrace.

No objections were received in response to the public consultations. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance 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 the London Plan 2016; and the National Planning Policy Framework. The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

- 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).

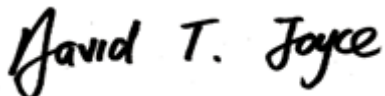
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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