

Mr George Knott
Knott Architects
98B Tollington Park
London
N4 3RB

Application Ref: **2017/4197/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

28 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Willes Road
LONDON
NW5 3DT

Proposal:
Installation of glass balustrade to existing roof terrace and raising of parapet wall. Removal of existing roof terrace access door and insertion of new glass doors to roof terrace.
Drawing Nos: 411.DAS.REV A, 411.000, 411.001, 411.002, 411.003, 411. 04, 411.005, 411.051 Rev B, 411.052 Rev C, 411.053.Rev A, 411.054 Rev B

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 411.DAS.REV A, 411.000, 411.001, 411.002, 411.003, 411.04, 411.005, 411.051 Rev B, 411.052 Rev C, 411.053 Rev A, 411.054 Rev B

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

Informative(s):

- 1 Reasons for granting permission.

The proposed insertion of new glazed rear doors, the alteration to the parapet height, and installation of a glazed balustrade to the existing rear roof terrace are not considered to result in harm to neighbour amenity, and are not detrimental to the existing character of the host building and wider conservation area.

The proposal increases the height of the street side flank parapet by 0.3m along the existing roof terrace which sits above a non-original rear extension. The proposed glazed balustrade replaces sheet metal planters and encloses the existing terrace on three sides to a height of 1.1m. The glazed balustrade provides a light weight and transparent guarding which allows the rear elevation of the building to be observed, and although contemporary in appearance replaces existing contemporary style metal planters. There is to be no increase to the area of roof terrace to that existing and as such there is not considered to be impact on neighbour amenity in respect to increased overlooking or visual intrusion.

The scheme proposes new rear facing glazed doors to a closet wing opening onto the existing terrace. These have been reduced in size to mitigate their visual impact on the rear face of the host building.

Two objections were received prior to making this decision and prior to receiving amended proposals. These have been duly taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

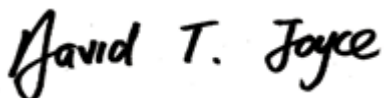
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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