

Mr Helge Frandsen
Flat B 36 Falkland Road
LONDON
NW5 2PX

Application Ref: **2017/3718/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

12 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
36 Falkland Road
LONDON
NW5 2PX

Proposal: Installation of metal railings to create a roof terrace on part of the roof of the second floor rear extension, installation of an obscure glazed screen on the western side of the roof and replacement of second floor rear window with a door all in association with the top floor flat (C3 use).

Drawing Nos: Site location plan; 101; 102; 103; 104; 105; 106; 201A; 202A; 203A; 204;A; 205A; 206A

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 Site location plan; 101; 102; 103; 104; 105; 106; 201A; 202A; 203A; 204;A; 205A; 206A.

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun detailed drawings, samples of materials and manufacturers specifications of the 1.7m high obscure glazed screen shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Camden Local Plan 2017.

- 6 Apart from the second floor level roof terrace hereby approved the remainder of the flat roof of the building at second floor level shall not be used as a roof terrace and access onto this part of the roof shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

During the course of the application amendments have been made to reduce the size and footprint of the roof terrace by setting the railings in on all sides and amendments have been made to the detailed design of the railings from railings

with glazed panels to simple metal railings. A new 1.7m high obscure glazed screen measuring 2.1m in length would be installed on the western side of the roof terrace.

The proposed roof terrace has been designed to minimise its visual impact. It would extend out in line with the original rear elevation of the two storey closet wing and would be viewed as a subservient addition to the building. This would also provide some cohesion along the rear part of the terrace where works of this nature have been undertaken at neighbouring properties. The simple metal railings would be set in from all the sides of the roof which would mitigate the visual impact of the feature and give it a subservient character when viewed from surrounding properties within the conservation area.

The use of an obscure glazed slimline framed screen would be considered acceptable provided that a good quality form of screen would be used. On this basis, a suitable condition would be required for the submission of details and samples of the proposed screen prior to the commencement of works.

The proportions of the existing window opening would be followed to ensure that the vertical nature of the replacement door mirrors the verticality of the window openings on the rear elevation. Separating the casement door opening into two panels with four over four glazing bars would provide a better solution to this new door opening by retaining the proportions of the original window. Altering the landing window on the main second floor rear elevation to a door, to allow level access to the newly created roof terrace, would not be considered harmful to the character and appearance of the host building. Furthermore, this alteration would be largely screened from view by the new boundary treatment around the roof terrace, as well as the position of the opening.

In order to ensure that there would be no direct overlooking of the first and second floor windows in neighbouring property at no. 34 a glazed screen measuring 1.7m in height for a length of 2.1m would be installed. This would ensure that there would be no mutual overlooking from and to the roof terrace to the neighbouring upper floor flat. The neighbouring property at no. 38 has a sloping roof with no roof terrace. The nearest window in the second floor rear elevation of this property serves a landing. Therefore there would be no overlooking or loss of privacy to this property.

The roof terrace would serve a residential flat and it is not considered that the level of noise generated from such a use would be unduly harmful to the residential amenities of nearby and neighbouring properties.

No objections have been received prior to making this decision and the planning history of the site has been 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 listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would therefore be in accordance with to policies A1, D1 and D2 of

Camden Local Plan 2017, the London Plan 2016 and the NPPF.

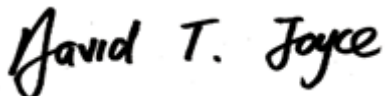
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning