

Ms Carolina Thorbert
Barbara Weiss Architects
Ground Floor, Millbank Tower
21-24 Millbank
London
SW1P 4QP

Application Ref: **2017/3887/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

31 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
26 Holmdale Road
London
NW6 1BL

Proposal:
Variation of conditions 3 (approved plans) and 4 (flat roof of closet wing to not be used as a terrace) of planning permission 2013/6800/P dated 11/12/2013 (for replacement of projecting rear window with bay window at second floor level, replacement of rear first floor pitched roof with flat roof and parapet and insertion of timber sash windows to front bay at basement level) to install a balustrade and use the flat roof of the closet wing as a roof terrace.

Drawing Nos:
Superseded: Site location plan; HOLM100-219 Rev A, HOLM100-212 Rev A and HOLM100217.
Rev A.

Proposed: PL(00)LP Rev no. B, PL(03)02 Rev no. P6, PL(01)02 Rev no. P3 and PL(03)01 Rev no.P6.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 of the Camden Local Plan 2017.

- 2 The west facing, 1.7m timber privacy screen shown on drawing no. PL(03)02 Rev. P6 shall be installed prior to use of the flat roof/terrace at third floor and retained in perpetuity thereafter.

Reason: To ensure amenity for neighbours at 28 Holmdale Road and in accordance with Policy A1 of the Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2013/6800/P dated 11/12/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

PL(00)LP Rev no. B; HOLM100-206; HOLM100-207; HOLM100-202; HOLM100-209 Rev A; HOLM100-201 Rev A; HOLM100-208; HOLM100-216; PL(03)01 Rev no. P6; PL(01)02 Rev no. P3; PL(03)02 Rev no. P6; HOLM100-211 Rev B; HOLM100-218.

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

Informative(s):

- 1 Reasons for granting permission:

The original planning permission included a condition preventing the flat roof of the closet wing from being used as a roof terrace. The current proposal seeks to use the flat roof as a terrace and includes a 1.7m high timber privacy screening limiting potential for overlooking into the neighbouring windows at 28 Holmdale Road. The proposed terrace is therefore considered acceptable in terms of amenity protection.

The decision notice includes a condition requiring the privacy screen be maintained in perpetuity.

The proposed black metal railings and timber screen are sympathetic to the main building and the railings match the neighbouring roof terrace at 28 Holmdale Road.

The location of the terrace in the rear elevation prevents harm to the streetscene and the proposal is considered acceptable in terms of design. Overall, the removal of condition 4 (preventing flat roof use as a terrace) and associated updated drawings (Condition 3) is deemed acceptable.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

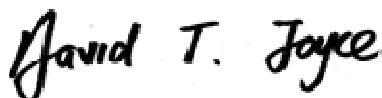
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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