

Mr Paul Cramphorn
Detailed Planning Ltd
Unit 6 St Albans House
St Albans Lane
Golders Green
NW11 7QE

Application Ref: **2017/4999/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

15 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
33 Sherriff Road
London
NW6 2AS

Proposal:

Erection of trellis and replacement of window with door to facilitate the use of the 2nd floor roof as a terrace.

Drawing Nos: 1359FB_FUL: SH1 Rev B, 1359FB_FUL: SH2 Rev B, 1359FB_FUL: SH3 Rev B, 1359FB_FUL: SH4 Rev D, 1359FB_FUL: SH5 Rev D, 1359FB_FUL: SH6 Rev D.

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 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: 1359FB_FUL: SH1 Rev B, 1359FB_FUL: SH2 Rev B, 1359FB_FUL: SH3 Rev B, 1359FB_FUL: SH4 Rev D, 1359FB_FUL: SH5 Rev D, 1359FB_FUL: SH6 Rev D.

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 trellis panels, as shown on the approved drawings, have been installed. The panels shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 No part of the roof, unless it is within the area enclosed by panels as shown on approved plan 1359FB_FUL: SH5 Rev D, shall be used as a terrace or other amenity area.

Reason: In order to prevent harm to the amenity to neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed terrace would occupy a limited area of the flat roof at second floor level, extending 2.7m from the rear elevation, and 2.5m wide, with a usable floor area of 10 sq m. Trellis panels measuring 1.7m high would be fixed permanently to the west and east sides of the terrace and a 1.1m high trellis would be installed on the northern rear part of the roof. The trellis panels would be set down behind the parapet that surrounds the existing roof of the two storey rear extension which reduces the height of the side panels to 1.65m. This would ensure that they are less prominent when viewed from surrounding properties and would be considered acceptable in terms of high and bulk at second floor level.

The nearest adjacent windows belong to the application property, and rear windows in both adjoining properties would be at an oblique angle to the proposed

roof terrace. The screening panels would prevent the possibility of overlooking of these windows or those within the lower flats of the application property.

The gardens of the host property as well as both adjoining gardens are overlooked by the existing flats within the buildings, and as such do not experience the same level of privacy as a single dwellinghouse. The trellis panels at both sides of the proposed terrace would prevent direct overlooking and would reduce the usable area of the terrace to prevent noise nuisance. Conditions are proposed to be added to the decision to secure the installation of the trellis panels prior to the use of the terrace. A small section of the rear part of the roof would not be used as part of the roof terrace. A condition would be attached to ensure that this is not used as a roof terrace.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received from the occupier of a lower flat within the same property, on the grounds of the poor structural condition of the outrigger, overlooking of the garden of the host property and adjoining properties, and inaccuracy of the plans showing no. 35. This issues have been taken into consideration as part of the overall assessment of the application and have been addressed in the supporting consultation summary document.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1 and D1. The proposed development also accords with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan 2016, and the National Planning Policy Framework 2012.

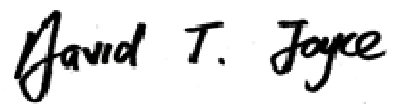
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning