

Mr George Omalianakis  
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Hoxton Mix  
86-90 Paul Street  
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EC2A 4NE

Application Ref: **2017/6338/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

8 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Rousden Street**  
**LONDON**  
**NW1 0SU**

Proposal:  
Erection of single storey rear extension including formation of a rear facing roof terrace with access door at first floor level and relocation of first floor rear window  
Drawing Nos: 1713.00, 1713.01, 1713.02, 1713.03, 1713.04, 1713.61, 1713.62, 1713.63, 1713.64

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 policies 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: 1713.00, 1713.01, 1713.02, 1713.03, 1713.04, 1713.61, 1713.62, 1713.63, 1713.64

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the side of the roof terrace facing no.11 Rousden Street prior to commencement of use of the roof terrace and shall be permanently retained.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey full width rear extension replaces an existing single storey part width extension but is shorter in depth. The extension is to be constructed in brick to match the host building, with full height glazed bi-folding rear doors. The extension would not be visible from the public realm. It is considered acceptable in footprint, bulk and design. The development results in a small reduction in the ground floor garden amenity space; however the creation of a first floor rear terrace results in a net overall increase in amenity space.

The proposed extension will infill between extensions either side and will sit below the height of both side flank walls. As such it is not considered that extending in this space would have an adverse impact on the residential amenity of either adjoining neighbour in terms of loss of daylight, sunlight, outlook or privacy.

The proposed roof terrace adjoins an existing roof terrace at no. 11 Rousden Street but could allow views into its existing rear window/door here, thus a suitable 1.8m high privacy screen along the side boundary is required to prevent overlooking- its design and location will be secured by condition. The terrace will be set in from the boundary of no. 13 by planters. The closest rear window at first floor level at no. 13 is set away from the boundary by 2m and this further mitigates the impact of the terrace. The extent of the terrace is set back from the rear boundary with nos. 147 and 149 Pancras Way, and is partially screened by large mature trees to the rear of these properties. Overall the proposed terrace by way of its siting, scale and design

is not considered to result in undue harm to neighbour amenity.

The roof terrace, whilst not visible from the public realm, will be contained by painted metal railings, which are considered appropriate for their context and preserve the character of the surrounding conservation area. The proposed new window will be in a matching style, and the addition of a glazed door to access the roof terrace, similar to that next door at no.11, is not detrimental to the character of the host building.

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.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning