

Dr Rahul Suchde
Flat C
8 Abdardare Gardens
LONDON
NW6 3PY

Application Ref: **2017/5370/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
8 Abdardare Gardens
LONDON
NW6 3PY

Proposal: Erection of screening to rooftop terrace (retrospective).

Drawing Nos: Cover Letter 26/09/2017, OS, Supporting Letter dated 27/07/2007, Roof Plan, Second Floor Plan, Section E-09, Section S-10 and Elevation E-01 Towards East.

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

Condition and Reason:

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

Cover Letter 26/09/2017, OS, Supporting Letter dated 27/07/2007, Roof Plan, Second Floor Plan, Section E-09, Section S-10 and Elevation E-01 Towards East.

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



Informative(s):

1 Reasons for granting permission.

This application is retrospective for a timber trellis 1.1m high screening around a roof terrace (4.8m by 4.8m) at the subject property. The terrace is setback 1.9m from the front roofslope and 5.5m from the rear. The trellis replaces bamboo screening. The applicant has provided evidence that the terrace has been in place for over five years. A recent appeal decision allowed at 4 Aberdare Gardens (APP/X5210/W/17/3173928) for a roof terrace of similar scale and rooftop location advised 'the proposed railings would not detract from the strong frontage, the mansard roof and the overall character and architectural quality of the appeal property'.

Due to its central location on the rooftop, the roof terrace cannot be seen from the street and is only likely to be visible from a small number of upper floor windows nearby. The addition of the low timber screening would not cause harm to the character and appearance of the host building or the conservation area.

The roof terrace is not considered harmful in terms of amenity due to the location at roof level, set back from the roof edges. Any views would be some distance and oblique. The screening does not cause loss of light or outlook, again due to the location at roof level.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hatton Garden conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Site notices and a press notice were advertised. 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 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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

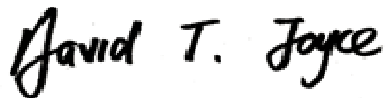
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website or seek prior approval under Section 61 of the Act if you anticipate any
difficulty in carrying out construction other than within the hours stated 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

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