

Application ref: 2017/6616/P
Contact: Thomas Sild
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Date: 13 June 2018

Development Management
Regeneration and Planning
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Bearded Ladies
10 Corbet House
Maygood Street
Islington
LONDON
N1 0HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Rousden Street
London
NW1 0ST

Proposal:
External alterations including enlargement of first floor rear window to create a new doorway and installation of metal platform to provide stepped access to first floor rear terrace area with metal and timber balustrade.

Drawing Nos: Site location plan, PA/BL/SB_01, Rev C, PA/BL/SB_01 Rev D, Door Details (Job No. WC156670), Photo of proposed screening type received 20/04/2018

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, PA/BL/SB_01, Rev C, PA/BL/SB_01 Rev D, Door Details (Job No. WC156670), Photo of proposed screening type received 20/04/2018

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 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed roof terrace sits to the rear of the property at first floor level on top of an existing single storey ground floor extension. Houses along this side of Rousden Street have been extended and altered significantly to the rear. The rear of the terrace overlooks railway arches in non-residential use, and rear roof terraces with screens are characteristic along this row.

The proposed screening to 1.8m above the roof terrace would restrict direct overlooking either side. The additional height alongside no. 31 will be 1.3m above the existing 0.5m height boundary parapet. The rear of the houses face south west which provides for high relative sunlight levels, and this additional 1.3m height along the boundary is not considered to cause harm to the daylight/sunlight or outlook of No. 31. No. 29 has an existing ground floor rear extension alongside and adjoining the proposed roof terrace at no. 30 and as such the 1.8m height screening would not result in unacceptable impact to the occupants of this property.

The rear of the adjoining terrace has been significantly altered from its original appearance, with numerous changes to fenestration and materials including the replacement of a high proportion of original window frames with uPVC fitting which has diminished the original character of the terrace.

The alteration of the existing window opening to create an access door would not

significantly alter the building's architectural character. Officers note that the installation of uPVC is usually resisted, particularly to properties located within a conservation area, however; The use of uPVC as a material for the proposed access door frame is acceptable in this specific context given the remaining windows on the rear face are all currently uPVC as are the vast majority on adjoining properties. As such, its use would not be considered to result in significant additional harm to the building's character, the adjoining terrace or the surrounding conservation area, particularly given the rear elevations limited visibility from the public realm, backing onto a railway line. The proposed painted stainless steel platform to allow access from the door to the terrace is small scale and in an appropriate material.

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.

As such, proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

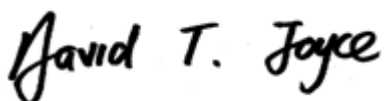
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce

