

Application ref: 2018/4216/P
Contact: Ben Farrant
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Date: 29 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Martin Phillips
Flat A, 50 Crediton Hill
London
NW6 1HR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
50 Crediton Hill
London
NW6 1HR

Proposal:

Insertion of window to first floor side elevation; raising of the rear first floor roof terrace; replacement of existing first floor rear French doors with bi-folding doors

Drawing Nos: Location Plan (unnumbered), 1, 2, 3, 4, 5, 6 & 7

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: Location Plan (unnumbered), 1, 2, 3, 4, 5, 6 & 7.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The property is located within the West End Green Conservation Area; it is not a Listed Building, nor are there any Listed Buildings within the vicinity which would be impacted as a result of the works.

It is proposed to increase in height of the existing first floor rear roof terrace by approximately 670mm, to remove the requirement for an external staircase to the roof terrace from the current access door, and the installation of replacement bi-folding doors.

Roof terraces at various heights, though at first floor level, are established within this area, and the proposal to increase the height of the existing terrace by approximately 670mm would not result in harm to the character and appearance of the property or surrounding area. Whilst the terrace is visible in views from the tennis courts to the rear, it would not represent a prominent alteration to the property. By reason of its siting, scale and design, the increased roof terrace height is considered not to represent harm to the character or appearance of the property or surrounding area, and would have a neutral impact on the surrounding West End Green Conservation Area.

Similarly the removal of the existing access door to the terrace (French doors) and replacement with bifolding doors is considered to be an appropriate alteration. Whilst bifolding doors at this level are generally considered to be unacceptable (given their horizontal emphasis at a higher level of the property), given the surrounding context of development in this instance, and existing variety of fenestrations to the rear of this property, this is considered not to represent harm to the character and appearance of the property and refusal is not warranted on this basis.

The proposed first floor side facing window would not be immediately publically visible and would be set amongst a variety of existing windows to this side of the property. It would face directly onto the side elevation of the neighbouring property and would cause no harm to the character and appearance of the property or area. Similarly by reason of its siting, it would not result in a significant loss of privacy to the neighbouring property, and as a result an obscured glazing condition would not be required in this instance.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

Whilst the height of the terrace would increase as a result of the works, the footprint of the terrace would remain as existing. Given the proximity of these terraces and properties to one another and lack of privacy screens, there is already a considerable level of overlooking. It is considered that the increase in the height of the terrace would not significantly alter the existing level of overlooking. It is additionally noted that the proposed alterations would not unduly impact on neighbouring amenities in terms of noise, daylight/sunlight, outlook, or light overspill, and as such is considered to comply with Policy A1 of the Camden Local Plan (2017).

No objections were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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