

Application ref: 2019/0497/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 22 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs S Wilson
121 NORTHCOTE ROAD
CROYDON
CR0 2HZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

First Floor Flat
28 Mazenod Avenue
London
NW6 4LR

Proposal:

Installation of timber framed French doors to rear elevation of first floor flat, to provide access to roof and creation of terrace with associated alterations.

Drawing Nos: Site Location Plan, 001, 02, 003, 004, 005, 006, 007.

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 Site Location Plan, 001, 02, 003, 004, 005, 006, 007.

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 The proposal seeks planning permission to provide access to the existing flat roof to the rear of the property to allow it to be used as a roof terrace/ outdoor amenity space for the first floor flat. Timber framed French doors are proposed to be installed on the rear elevation to provide access to the terrace, these will be painted white to match the other fenestration on the property.

The terrace space shall be enclosed by black painted metal railings. The railings shall be 1200mm in height, and set in from the parapets to the sides to reduce their visual impact and also to aid restriction of views to neighbouring properties from the terrace. The terrace shall cover approximately half of the existing flat roof and shall extend no further than 1800mm from the French doors. In respect of impact on neighbour amenity, the window to the rear of 26, is obscure glazed and likely to serve a non-habitable room, in regard to the neighbours at No.30, given the oblique views from the terrace to this neighbouring property and the views that are already existing from windows it is considered the terrace would not have a detrimental impact on this neighbours privacy.

The amount of terrace proposed has also been scaled back from the edge of the flat roof to eliminate potential for views back into neighbouring windows,

and; to ensure that there is no overlooking of properties to the rear on Kingsgate Road where the topography falls away quite significantly. The applicant has provided long view elevations to demonstrate that the narrowest gap between these properties exceeds 18m in accordance with Camden Planning Guidance.

Although the application site is not within a conservation area, nor is it a listed heritage asset, the lightweight railings, timber framed French doors and sensitive design are welcome. The railings would only be minimally visible from neighbouring gardens or windows and would be consistent with balustrades on existing buildings and on approved schemes within and around the block of Kingsgate Road, Smyrna Road, Quex Road and Mazenod Avenue itself.

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

As such, the proposed development is in general accordance with policies A1, A2 D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer