

Application ref: 2019/0931/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 12 April 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

JB Associates  
140 Morton Way  
London  
N14 7AL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1st Floor Flat**  
**62 St Augustine's Road**  
**London**  
**NW1 9RP**

Proposal: Installation of metal balustrades to form rear facing roof terrace at first floor level and associated alteration of window to form access door.

Drawing Nos: Site location plan (unnumbered), F/3 Rev B, F/4 Rev B, F/7 Rev B, F/8 Rev B, F/13 Rev A.

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 (unnumbered), F/3 Rev B, F/4 Rev B, F/7 Rev B, F/8 Rev B, F/13 Rev A

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

Informative(s):

- 1 Reasons for granting permission

The proposed roof terrace would sit on an existing flat roofed area to the rear of the host building. Roof terraces are characteristic of the surroundings, and proposals were revised from glazed balustrades to painted metal to better respect the architectural style and character of the house and surrounding Camden Square conservation area. The alteration of the rear window to form a door would retain the existing opening width and the proposed timber frame is appropriate in this context.

The existing dwellings contain multiple front and side facing windows at various levels. The roof terrace area would be set away 4.9m from the closest first floor window at the adjoining no. 60 St Augustine's Road, and 4.1m from the closest first floor window at no. 64. The terrace would not project greater than a maximum 25 degrees into the field of vision measured from the centre point of either of these adjacent windows and be set away from the garden boundaries of each adjacent neighbour. On balance, the terrace would not create an unacceptable increase for potential overlooking or loss of visual privacy to adjacent habitable room windows.

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

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2017 and National Planning Policy Framework 2019.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer