

Application ref: 2019/1167/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 24 May 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

Studio Nagara Ltd.
20
Rosslyn Crescent
WEMBLEY
HA9 7NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
77 Parliament Hill
London
NW3 2TH

Proposal:

Erection of rear roof extension and front/rear/side fenestration alterations including replacement of single glazing with double glazing.

Drawing Nos: 400/E/01/01; 400/E/01/02; 400/E/01/03; 400/E/01/04; 400/E/02/01;
400/E/03/01 Rev.A; 400/E/03/02; 400/E/03/03; 400/P/01/02 Rev.A; 400/P/01/03 Rev.B;
400/P/01/04 Rev.B; 400/P/02/01; 400/P/03/01 Rev.A; 400/P/03/02 Rev.A; 400/P/03/03
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 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:

400/E/01/01; 400/E/01/02; 400/E/01/03; 400/E/01/04; 400/E/02/01;
400/E/03/01 Rev.A; 400/E/03/02; 400/E/03/03; 400/P/01/02 Rev.A;
400/P/01/03 Rev.B; 400/P/01/04 Rev.B; 400/P/02/01; 400/P/03/01 Rev.A;
400/P/03/02 Rev.A; 400/P/03/03 Rev.A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The roof extension onto the existing terrace will maintain a substantial setback from the terrace edge and retain a sizeable and useable amenity space, and will not create any significant impacts in terms of bulk and scale. The extension will use traditional materials (timber doors and windows and zinc roofing), which are complimentary to the host building and similar in appearance to the existing extension. While the extension will make the host building more prominent, the reasonable setback, existing height of the building and angle of views ensure that the extension is not highly visible from surrounding areas, including Hampstead Heath.

On the front elevation at second floor, the existing windows will be replaced with a set of timber double patio doors and one new window will be inserted on the same floor on the South side elevation. The change from windows to doors at the front elevation will not be visible from street, given the lower level of the window is obscured by the existing parapet wall of the Juliet balcony, and the doors will retain the existing proportions. The installation of a window to the side elevation will not be highly noticeable, or detrimental to the appearance of the building. The replacement and relocation of the rear rooflight is also acceptable as it is the same scale and the location is similar. The replacement rear fenestration will give a more simplified appearance and would be timber to match the existing which is acceptable.

Ancillary terrace works (repair and reinstatement of dilapidated existing parapet and ironwork, inset clear glass balustrade) are considered to positively contribute to the host building. Normally glass balustrades would not be acceptable in the conservation area but it benefits from previous planning permission for this element.

This proposal has previously been granted in 2017 (ref. 2015/6309/P), 2015 (2015/0249/P) and 2009 (ref. 2009/0557/P). It is considered that the development in terms of its scale, siting, design and materials would preserve the character and appearance of the host property, street scene and the wider conservation area.

The proposal is not considered to harm the amenity of any adjoining occupiers in terms of loss of light, overlooking or loss of privacy. In particular, the area of the extension abuts the chimney stack of the neighbouring property, and therefore will not have any significant impact on adjoining windows. The window to be introduced at the side of the property does not align with the windows of the adjacent property, therefore would not provide direct views.

No objections were received prior to making this decision. South Hill Park CAAC raised no objection. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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