

Application ref: 2018/6278/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 31 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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PML Architecture
397-405 Archway Road
London
N6 4ER

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 21
163 Iverson Road
London
NW6 2RB

Proposal:

Enlargement of balcony into a private roof terrace with glazed balustrade and privacy screen.

Drawing Nos: VRS - P301; VRS - P302; VRS - P303; VRS - P304; VRS - P305; VRS - P306 Rev 2; VRS - P307 Rev 2; VRS - P308 Rev 2; VRS - P309 Rev 2; VRS - P310 Rev 2.

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:
VRS - P301; VRS - P302; VRS - P303; VRS - P304; VRS - P305; VRS - P306 Rev 2; VRS - P307 Rev 2; VRS - P308 Rev 2; VRS - P309 Rev 2; VRS - P310 Rev 2.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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

Informative(s):

- 1 Reason for granting permission-

The proposal is for the enlargement of a balcony into a private roof terrace with glazed balustrade to the front elevation and privacy screen on the rear elevation. The proposed roof terrace would be largely concealed at roof level. A glazed balustrade is proposed to the front elevation which would be visible from the streetscene, similar to the existing. In addition, a privacy screen is proposed to be installed to the rear elevation. It is considered that the proposal would not have a negative impact on the nearby properties.

It is considered that there is already an existing balcony and this proposal is for a larger terrace and therefore would not worsen the existing situation with regards amenity and as such would comply with Council's policies A1.

The original development (2012/0099/P) was consented with a condition (7) that requires the green roof to be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme of maintenance. In these circumstances, as the terrace is limited to a small portion of the green roof, the development is still considered to undertake reasonable measures to take account of biodiversity and the water environment. However, an informative has been included to ensure further development into the consented green roof does not occur in the future.

A site notice was displayed. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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


- 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 You are unlikely to be granted permission to extend the roof terrace any further than granted under this permission as this would adversely impact the sustainability and biodiversity qualities of the secured green roof.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer