

Application ref: 2018/5841/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 12 August 2019

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

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Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**117 Queen's Crescent  
London  
NW5 4HE**

Proposal:

Creation of first floor rear terrace on roof of rear garden outbuilding plus installation of external access staircase from garden and perimeter walls and trellis screens.  
Drawing Nos: Location plan; 655-01A, 02A, 03A, 04A, 05B, 06B, 07B, 08B, 09B, 10B;  
Roof plan showing required privacy screens

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- Location plan; 655-01A, 02A, 03A, 04A, 05B, 06B, 07B, 08B, 09B, 10B; Roof plan showing required privacy screens

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

- 4 The use of the roof as a terrace shall not commence until the 4 privacy screens facing 117 and 119 Queens Crescent, as shown on the drawing titled 'Roof plan showing required privacy screens' hereby approved, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### 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 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.
- 3 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.

#### 4 Reasons for granting permission-

The roof terrace will be created on the roof of an outbuilding in the rear garden. The principle of this is acceptable as roof terraces already exist on rear extensions at the host property and the neighbouring building. The 0.8m high timber trellis privacy screens and raised brick perimeter walls will be barely visible from the street due to the terrace's setback location behind a garage; they will not add any harmful bulk to the locality due to the secluded position of the roof against a high flank wall and adjoining other higher rear extensions. They are considered to be modest and appropriate features in rear garden setting and will not harm the appearance of the house and area. The associated new access staircase to the garden is also considered acceptable in design terms.

The privacy screens will be erected on all the perimeter walls to create an overall enclosure of 1.8m high- however only 4 screens are necessary to prevent direct overlooking into adjoining habitable room windows, which will be secured by condition, whereas the others are desired by the applicant for cosmetic reasons.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. In particular no overlooking will be possible due to the proposed screening and location of the terrace against a flank wall.

One objection has been received prior to making this decision. This and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer