

Application ref: 2019/3656/P
Contact: Joshua Ogunleye
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Date: 13 September 2019

Development Management
Regeneration and Planning
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Detailed Planning Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 A Steele's Road
London
NW3 4SH

Proposal: The formation of a rear elevation roof terrace at first floor level together with the installation of iron balustrades and side elevation privacy screening.

Drawing Nos: 1648MT_FUL: SH1, 1648MT_FUL: SH2, 1648MT_FUL: SH3

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 1648MT_FUL: SH1, 1648MT_FUL: SH2, 1648MT_FUL: SH3.

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

- 4 The use of the enlarged terrace hereby approved shall not commence until the privacy screens and planters, as shown on the approved drawings, have been installed. The privacy 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 Reasons for granting permission.

The application property is a mid-terraced, three storey property with basement on the south eastern side of Steele's Road, within the Eton Conservation Area. The property has been converted into three self-contained flats. This application relates to flat 1 on the ground and lower ground floor level.

Permission is sought for the installation of 1.1m high rear facing balustrade and a 1.7m side privacy screening on the roof of an existing single storey rear extension at ground floor level. The proposed railings would be made of wrought iron and painted black, and the screening would be slatted timber fencing. The proposed balustrade and screening would be installed around the extension's edge with the metal railings being positioned to the rear and the timber screening positioned to the sides.

A previous application (ref: 2013/3757/P) dated 21/08/2016 granted consent for the installation of roof level handrails as well as permitting the use of the extension's roof as a formalised roof terrace. Officers consider the proposed iron balustrades to be a material improvement to the previously approved railings as well as appearing similar to other balustrading on the rear elevation of properties in the wider terrace.

Officers note that the depth of the previously approved roof terrace was recessed from the extension's rear wall by 1m in order to mitigate overlooking impact on surrounding rear elevation windows. The current application seeks to incorporate the entire roof as a terrace deviating from Condition 5 previously imposed (ref: 2013/3757/P). The installation of slatted timber screenings along the boundary with No. 20 and No.22 is being proposed in this instance as well as the installation of planting screening set back from the boundary wall to protect outlook and privacy. Given the new privacy measures proposed, it is considered the proposals would not result in a worsening of neighbouring occupants' amenity in terms of overlooking or outlook. A condition would

secure the installation and retention of privacy screens prior to the use commencing.

Given their proximity to nearby rear window on No.20 and No.22 Steele's Street a 45 degree test was carried out on the proposed timber screening. The screening was considered to have an acceptable impact on daylight in both the elevation and plan test. Similarly officers do not consider the proposed timber screening would give rise to adverse overbearing impact on neighbouring properties as a result of their positioning.

No objections were received following statutory consultation. The site's planning history was taken into account when determining this application.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 the London Plan 2016; and the provisions 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer