

Application ref: 2019/3685/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 14 October 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)

Novak Hiles Architects  
Unit 121 Screenworks  
22 Highbury Grove  
London  
N5 2EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat D**  
**18 Inglewood Road**  
**London**  
**NW6 1QZ**

Proposal:

The removal of flat section of roof to enable creation of a roof terrace.

Drawing Nos: Location Plan, 310-P01, 010-P01, 300-P02, 210-P01, 200-P01 and 100-P01

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 [Location Plan, 310-P01, 010-P01, 300-P02, 210-P01, 200-P01 and 100-P0]

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 1.7m timber screen, as shown on the approved drawing (310-P01), has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the planters with glass balustrade on top, measuring 1.1m from finished floor level, as shown on the approved drawing (310-P01), has been installed. The planters and balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 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 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.

### 3 Reasons for granting permission.

The roof form of the application building is double pitched, the front pitch is steep and is the only visible part of roof from the street. The ridge of the second pitch is almost flat, with a slight angle towards the front. At the rear part, the roof is also pitched. The configuration of the roof, ensures that the removal of the middle flat section of the roof would not be visible from the public domain. It is noted that even from higher level, the impact of removing the roof would be minimal. The roof terrace would be inset from below the roof line, a 1.1m glass balustrade would be installed atop the planter to comply with building regulations. The height of 1.1m is measured from the new finished floor level of the terrace. There is an existing rooflight which would be enlarged to form a hatch access to the terrace which will not extend beyond the ridge line. A privacy screen would be installed between the existing chimney given the siting and height, views of the privacy screen would be limited. Overall the proposed roof terrace would have no impact on the consistent roofline or elevation as required by CPG Altering and extending your home (2019).

It is noted that a roof terrace has been approved at neighbouring no. 20 under ref. 2006/5412/P. This permission was granted thirteen years ago under a different development plan, however the Council's design, heritage and amenity policies have not significantly changed since. It is also noted that permission at no. 20 features planter containers that sit above the front ridge line and there is a means of escape above the roofline. These undesirable elements have not been included for the proposal at the application site, therefore the proposed development would be less visible from the public realm.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of 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 (ERR) 2013.

The privacy screen would prevent overlooking to the terrace at no. 20, a condition will be used to ensure it is in situ before commencement of use of the terrace. The terrace is located over 18m from the nearest property to both the north and south. The alteration would provide valuable outside space to a maisonette which otherwise would have none.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received in relation to the proposal following public consultation and has been addressed in the 'Consultation Summary' sheet associated with this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer