

Application ref: 2019/5330/P
Contact: Thomas Sild
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Date: 17 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Mrs MKIRJANA CVETKOVIC
29, Prowse Place
London
NW1 9PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Prowse Place
London
NW1 9PN

Proposal:
Erection of rear roof extension and inset roof terrace

Drawing Nos: 0500, 0501, 1000, 1100, 1101, 1102, 1200,
2000, 2001, 2101, 2102 (side elevation), 2102 (side elevation from
Jeffrey's Street) and 2200

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0500, 0501, 1000, 1100, 1101, 1102, 1200,

2000, 2001, 2101, 2102 (side elevation), 2102 (side elevation from Jeffrey's Street) and 2200

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The obscure glazed roof terrace screen as shown on drawing 2200 shall be erected prior to commencement of use of the roof terrace and shall be permanently retained thereafter.

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

- 6 The area of green roof hereby approved shall not be used as a roof terrace, and any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance

with policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The proposed roof extension and terrace development was previously allowed at appeal in 2016 (ref 2016/1887/P) and this permission has since expired without being implemented. There have not been Council or neighbourhood plan policy changes subsequent to this which would result in an alternative decision for these proposals.

Since the previous decision, the adjoining site, formerly containing garages, has been developed with a 3-storey building of a larger scale than that of the application site and this serves to mitigate the impact of the extension further.

The appeal inspector found that although the proposed design and materials are not common features of the area, there are examples of flat roofed structures and parapet walls within the immediate vicinity, including on the adjacent redevelopment site which also use a variety of materials. The rear elevation of the host building already incorporates a flat roofed outrigger. This, together with the extension's set in/set back from the extent of the outrigger, and its position to the rear of the building resulted in the inspector not considering the proposal to be dominant, incongruous or harmful to the character and appearance of the host building and it was considered to preserve the character of the CA. Details of the proposed facing materials and green roof would be secured by planning condition for approval by the Council.

The proposed development is not considered to harm neighbour amenity by way of loss of daylight or outlook. No additional side facing windows are proposed and obscure glazing is proposed to the side flank of the roof terrace. A condition would be attached requiring this installed prior to first use of the roof terrace.

One response to public consultation was received prior to making this decision and duly taken into consideration. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016 and 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



Daniel Pope
Chief Planning Officer