

Application ref: 2019/6041/P
Contact: Sofie Fieldsend
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Date: 25 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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IMAGE Architecture Ltd
86 North End Road
London
NW11 7SY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1st and 2nd And 3rd Floor
164 Iverson Road
London
NW6 2HH

Proposal: Alterations to rear extension including erection of parapet and screen, and changing window to door, all in association with creating rear roof terrace at 2nd floor. Insertion of side window at 1st floor.

Drawing Nos: 1924 PL 107; 1924 PL XX 108 Rev.01; 1924 EL 203; 1924 EL XX 204 Rev.01 and site location plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

1924 PL 107; 1924 PL XX 108 Rev.01; 1924 EL 203; 1924 EL XX 204 Rev.01 and site location plan.

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 screen, as shown on the approved drawings, 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 policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

The proposals involve raising the pitched roof of the rear extension, erecting a parapet and installing privacy screen atop, and changing a second floor window to a door, all in association with creating a second floor terrace.

The introduction of the 1.7m timber side balustrade on the boundary with No. 162 at second floor level is considered to be acceptable and in keeping with the wider terrace. There are a number of similar terraces in terms of their siting, scale and appearance within this terrace. No's 156 (ref 2007/1637/P), 158 (ref 2015/4837/P), 160 (ref. 2016/6650/P) and 166 (ref 2012/0118/P) have been granted permission. The terrace will be more prominent than other consented terraces due to its corner location. Revisions were received removing the street elevation timber balustrade and replacing the rear balustrade with metal railings measuring 1.1m high from floor level. Given the number of similar developments along the terrace and facing the site on the other side of Medley Road, it is considered that in terms of its design, siting and scale it would not harm the character and appearance of the host property, terrace and streetscene to an extent that would justify a reason for refusal.

The terrace will provide outdoor amenity space for flats 2 and 3 which will improve the quality of accommodation. Concerns were raised about loss of privacy and noise. There are a number of roof terraces within this row of terraced properties and there is a degree of mutual overlooking from upper floor windows. In addition a 1.7m timber balustrade is considered sufficient to prevent overlooking to neighbouring properties and is unlikely to result in a loss of privacy. Its installation will be conditioned. As noted there are a number of other similar scale terraces within this row of properties and it is not considered to detrimentally contribute to additional noise to warrant a reason for refusal.

Given its siting it is not considered to result in a loss of light to neighbouring properties.

A small side window is proposed at first floor to serve the existing staircase. Its design and material (timber) will match the existing fenestration and its scale is acceptable. Given its scale, location which will not allow direct views into neighbouring properties and that it will not serve a habitable room it is considered to have an acceptable impact on neighbouring amenity and not result in loss of light, detrimental overlooking or loss of privacy.

Two objections regarding amenity were received during consultation and duly taken into consideration. The sites planning history and relevant appeal decisions were taken into account when 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 policies of the London Plan 2016 and 2019 (intended to publish) and 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 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 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.
- 5 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)

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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