

Application ref: 2020/0124/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 11 June 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Marshall Associates
25 Cambridge Square
Cambridge Square
Redhill
RH1 6TG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21A Princess Road
London
NW1 8JR

Proposal:

Installation of metal railings, planters and timber privacy screen in association with creation of additional roof terrace on rear extension and replacement of existing concrete balustrade with railings

Drawing Nos: 19887/105; 19887/110; PRD-LD-100 B; PRD-LD-101 B; PRD-LD-102 B; PRD-LD-103 B; PRD-LD-104 B; ;PRD Roof Terrace Design Revision C: 12 May 2020.

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 policies 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: 19887/105; 19887/110; PRD-LD-100 B; PRD-LD-101 B; PRD-LD-102 B; PRD-LD-103 B; PRD-LD-104 B; ;PRD Roof Terrace Design Revision C: 12 May 2020.

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details on PRD Roof Terrace Design Revision C: 12 May 2020, by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed roof terrace would be extending the existing balcony onto the roof of the two-storey extension granted permission ref 2016/5349/P and subsequently varied by permission ref 2018/3354/P dated 23/09/2019.

There are a number of terraces to the rear of the existing terraced row of properties here which have been previously granted planning permission, such as nos. 15, 17, 25, 27, 29 Princess Road. The adjacent neighbour at no. 23 Princess Road also has a terrace at first floor level, which appears to be in situ for at least 4 years and therefore lawful by the passage of time. As such, it is noted that rear balconies and terraces are part of the character of the street.

The existing balcony at first floor is currently accessed from the communal staircase and will continue to be so under the current proposal. The proposed terrace would extend from this balcony and be set back behind deep planters along the extension's rear and side boundary with no. 23 Princess Road. The planters would have a modest height and still allow visibility to and from the terrace and be clad in cedar. The railings proposed to enclose the existing balcony and proposed terrace would have a simple design to match the ones

used at the lower ground floor level. Along the boundary with no. 23, a timber screen is proposed to prevent harmful overlooking. The design of the screen would allow plants to grow on, which would be considered acceptable. These areas of planting would be secured by condition to ensure they are provided and maintained adequately.

In light of the above, the location and design of the proposed terrace are considered appropriate for the host building and would preserve the character and appearance of the building, terraced row and wider conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on neighbouring amenity, it is noted that the terrace level would be higher than the one at no. 23. Furthermore, the opening at no. 23 close to the boundary with the application site is a half landing access door, a non-habitable room. As such, the proposed parapet screen and planting would mitigate any loss of privacy, although there will be some mutual overlooking when both terraces are in use. The small size of the proposed terrace would not give rise to any undue noise disturbance to neighbours.

As the existing balcony would still be retained and only the balustrade replaced, it is considered that no additional impact would be caused to the amenity of neighbouring occupiers at no. 19 Princess Road.

Two objections were received prior making this decision. These 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 (Managing the impact of development), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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)

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