

Application ref: 2020/1453/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Folium Architects Ltd  
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74 Main Street  
Great Gidding  
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PE28 5NU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**10 Adamson Road  
London  
NW3 3HR**

Proposal:

Installation of railings to form roof terraces to the front elevation at first and second floors; conversion of the existing painted timber sash windows into painted timber double French doors to the front elevation at first and second floors; relocation of the rainwater pipes and cables at the front elevation.

Drawing Nos: Design and Access Statement; 279-P-01a; 279-P-02; 279-P-03; 279-P-04; 279-P-05.

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 [279-P-01a; 279-P-02; 279-P-03; 279-P-04; 279-P-05]

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

#### Informative(s):

- 1 Reasons for granting permission.

The applicant proposes to install railings to form terraces to the front elevation at first and second floors which would be constructed with black metal and feature a curved design, to match the adjacent properties along Adamson Road (notably nos. 8, 12 adjoining, and 11, 13 and 15 directly across). To provide access onto the terraces, the applicant proposes to convert the existing painted timber sash windows into painted timber double French doors. In addition, the rainwater pipes and cables at the front elevation will be relocated. The proposed replacement doors for the windows are considered acceptable owing to their detailed design and material. Given a number of properties along Adamson Road are characterised by their first and second floor black metal railings, the proposal is not considered to appear out of keeping.

Overall, the proposal is considered to be acceptable in terms of its design and material that would have a neutral impact on the character and appearance of the host building and surrounding conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

The proposal involves the creation of a front roof terrace at first and second floor, therefore officers must assess potential amenity impacts relating to noise and disturbance. The first floor balcony would provide an area of 6.5sqm and the second floor balcony would provide an area of 3.6sqm. Both areas are considered fairly small and could only be occupied by one or two persons at any given time, and are therefore not considered to cause unreasonable harm to the amenity of nearby occupants in terms of noise and disturbance. Owing to the existing front fenestration and passive overlooking towards the street, the creation of the roof terraces is not considered to cause additional overlooking, loss of privacy, sense of enclosure or impact on daylight/sunlight.

Due to the minor nature of the fenestration works, they are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

An objection from the Belsize Society was received as a result of the application consultation. The Belsize objected to the design of the railings as they considered the curved design would be out of keeping compared to the other railings in the street. The planning officer advised of a number of adjacent and nearby properties along Adamson Street which had a similar curved design. The Belsize Society has since retracted their objection and is satisfied with the proposal in light of the other examples. The council's conservation officer has reviewed the application and raised no objections. The planning history of the site was taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment