

Application ref: 2019/5618/P
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Date: 30 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Simon Hands and Associates
12 Ruislip Road
Greenford
Middlesex
UB6 9QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
129 King's Cross Road
London
WC1X 9BJ

Proposal: Retention of doors at first floor level (retrospective), creation of roof terrace with glass balustrade.

Drawing Nos: Site location plan. 02 Rev E.

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: Site location plan. 02 Rev E.

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

Informative(s):

- 1 Reasons for granting permission:

This application follows on from two on going enforcement complaints (EN19/0658 & EN19/0558) of which state that the 'rear extension is not in compliance with the approved application (2014/2929/P) and unauthorised roof terrace'. The first floor side window has been changed to white timber foldable doors opening out on to the existing flat roof. The doors are facing a brick wall which is part of the neighbouring properties (No.133) extension which has no openings towards No 129. This is considered to be a modest change in opening and would not cause any harm to the character and appearance of the subject building or surrounding area.

The site proposes to formally use the front part of the flat roof of the ground floor extension as a roof terrace. It would be enclosed by 2 obscured glazed balustrades with the inner one being 2m in height and the outer one being 1.7m in height and set 0.50m in off the edge of the roof to limit views of the terrace and views out from the terrace. Given the siting, size and form of the terrace it is not considered to be out of keeping with the subject building or the surrounding properties.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The sites planning history was taken into account when coming to this decision.

Overall the proposal would not harm the character and appearance of the host building, street scene and 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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposal accords with the London Plan 2016 and the NPPF 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.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment