

Application ref: 2020/4277/P  
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Date: 30 November 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Llowarch Llowarch Architects  
74 Camden Mews  
London  
NW1 9BX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**23 Anglers Lane**  
**London**  
**NW5 3DD**

Proposal: Removal of existing roof and replacement with flat roof; raising of front parapet, party walls and alteration to top of rear facade; installation of roof access hatch (Use Class C3).

Drawing Nos: Design, Access & Heritage Statement dated 18/09/2020, EX\_GA02, EX\_GA03, EX\_GA04, EX\_GA05, EX\_GA06, EX\_GA07, EX\_LA01, EX\_PH01, EX\_PH02, EX\_PH03, PR\_GA03, PR\_GA04, PR\_GA05, PR\_GA06 & PR\_GA07.

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 and policy D3 of the Kentish Town Neighbourhood Plan (2016).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design, Access & Heritage Statement dated 18/09/2020, EX\_GA02, EX\_GA03, EX\_GA04, EX\_GA05, EX\_GA06, EX\_GA07, EX\_LA01, EX\_PH01, EX\_PH02, EX\_PH03, PR\_GA03, PR\_GA04, PR\_GA05, PR\_GA06 & PR\_GA07.

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

- 4 The flat roof of the development hereby approved shall not be used as a roof terrace or similar amenity space in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan (2016).

#### Informative(s):

- 1 Reason for granting permission:

The application site contains a two storey mid-terraced dwellinghouse within a terrace of four similarly styled properties. The property is within the Inkerman Conservation Area, and within the Kentish Town Neighbourhood Plan area.

Proposed is the removal of the current pitched roof, and replacement with a flat roof with roof hatch (for maintenance) and raising of parapets/party walls. In determining this application it is noted that the properties on either side of the subject site (nos.22 & 24) have previously completed similar works to form a flat roof (though there is no planning history for these works). The works to nos.22 & 24 appear to have been in place for in excess of four years and would therefore be lawful through passage of time.

The proposed alteration would be appropriate to the property and align with similar works on adjoining properties. The flat roof would be contained behind the raised parapet. Whilst the raised parapet would be visible from street level and in surrounding views, it would have a neutral impact on the character and appearance of the conservation area and would serve to better align with nos. 22 (by matching it in height) and 24. The proposal is considered to be an appropriate alteration to the property, being of an appropriate siting, scale, design and material finish and would have a neutral impact on the host property and character and appearance of the surrounding Inkerman Conservation Area.

A roof hatch is proposed for maintenance purposes, which is considered to be acceptable. A condition is attached to the decision restricting the flat roof from being used as a roof terrace or similar amenity space in perpetuity.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the works, being of an acceptable siting, scale and design, it is considered not to result in undue harm to neighbouring amenity.

No objections were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan (2017), policy D3 of the Kentish Town Neighbourhood 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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer