

Application ref: 2020/2474/P
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Date: 4 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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Place Architecture and Design Ltd.
57 Priory Road
Reigate
RH2 8JA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Achilles Road
London
NW6 1EA

Proposal:
Proposed roof terrace to existing outrigger flat roof

Drawing Nos: Site location plan, 18.22.100, 18.22.200 Rev 03, Design and Access Statement.

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 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, 18.22.100, 18.22.200 Rev 03, Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed roof terrace over the rear outrigger is considered to be an appropriate feature for the host building. Its scale and appearance would avoid a harmful impact on the rear elevation of the property. The new terrace would comprise frosted glass screens on both side boundaries with a high steel black painted balustrade to the rear boundary. The terrace would be accessed via an existing large rooflight which opens out onto the existing flat roof. The proposed screens and balustrades would be set in from the edge of the existing outrigger by 0.65m-0.70m to accommodate a bonded gravel margin for planters to help reduce overlooking and soften its appearance.

Although the frosted glass panels and planters would have a contemporary appearance in terms of both materials and design, there are a variety of rear alterations on this road (Nos. 41, 45, 53 and 55 Achilles Road), including other glass balustrades and so it is considered that it would not unduly impact upon the visual amenity of this area.

The proposed roof terrace is not considered to cause harm to the amenity of neighbouring residents as it would not provide dissimilar views than those already possible from the existing first and second floor windows; and with the use of the privacy screens towards both neighbouring properties and planters surrounding the roof terrace overlooking would be reduced. Overall due to the size, height and location of the terrace it is not considered to harm the amenity of the adjoining occupiers in terms of loss of light, overlooking and loss of privacy due to the set in nature of the decking area and the angled views to neighbouring properties.

One comment was received from the neighbouring property (No.26 Achilles Road) in relation to securing a 1.4m balustrade. This was considered however officers have negotiated a 1.1m high obscure glazed balustrade set behind planter boxes as it is better in design terms and unlikely to cause any more overlooking compared to the 1.4m balustrade and is therefore considered sufficient.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the

Fortune Green West Hampstead Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2018.

- 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 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.
- 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer