

Application ref: 2020/1774/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Erica Jong Architects
48
Fairhazel Gardens
London
NW6 3SJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

25-26

Hampstead High Street

London

NW3 1QA

Proposal:

Creation of new roof terrace, installation of a rooflight and replacement of the existing railings with glazed balustrades.

Drawing Nos: 1120_00: 001_A, 002_A, 100_A, 101_A, 103_A, 1120_20: 001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A, 1120_20: 106_C(2), 107_C(2), 108_C(2), 109_C(2), 110_C(2), 111_C(2), 112_A(2), 121_A(2), 122_A(2)
112_D&A_Addendum_Final

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 The development hereby permitted shall be carried out in accordance with the

following approved drawings and document: 1120_20: 106_C(2), 107_C(2), 108_C(2), 109_C(2), 110_C(2), 111_C(2), 112_A(2), 121_A(2), 122_A(2), 1120 Design & Access Statement Addendum (Final)

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

- 3 Prior to commencement of development , full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the relevant part of the works detailed elevation and section drawings (scale 1:10) of the glazed balustrade and manufacturers details and sample of the glass shall be submitted to and approved in writing to the Local Planning Authority. The glazed balustrade shall be provided in accordance with the approved details and maintained and retained thereafter.

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.

Informative(s):

- 1 Reason for granting permission-

The proposal is to create a decked roof terrace and green roof on part of the roof. The proposal is for the 5th floor flat. Sited 2 - 2.5m from the rear and front elevations of the building, the proposal would occupy the full width of the roof and it would comprise approximately 50% roof terrace and 50% green roof. Low level planting would be included.

The new roof terrace would be enclosed by a 1.3m high glazed balustrade using seamless panels. The balustrades would be positioned 2.5m from the front elevation of the 5th floor, 2m from the rear and it would enclose the open sides of the roof terrace and the side of the access rooflight, close to the west side of the roof.

With respect to the character and appearance of the Conservation Area, the

proposal would include the removal of the existing metal railings on the sides of the roof. The existing railings are highly visible due to their location and their removal would improve the appearance of the roof top of the building. It is acknowledged that the choice of material of the balustrade is not traditional on a building of this architectural character or age and its treatment would result in a more solid appearance. However the proposed glazed balustrade would be set back from the edges of the roof and it would be less visible from surrounding vantage points when compared to the existing railings.

Constructed of seamless panels, and set back from the edges of the roof, it would not result in any further harm to the character and appearance of the Conservation Area. Additionally, given its minimalistic appearance and limited height and set-back from the roof edge, it would not result in any harm to the setting of the neighbouring Listed Buildings. The success of the balustrade will be in its detail (slimline frame with appropriate colour of glass). Therefore a condition would be attached requiring detailed drawings of the balustrade. The proposal also includes environmental benefits in the form of a green roof. Details of the green roof would be required to be submitted by condition to ensure a high quality green roof is secured.

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.

Given the siting of the roof terrace, the proposal would not result in any direct overlooking of any neighbouring properties by any future users. Additionally, the proposal would be unlikely to result in excessive noise or disturbance at any adjoining sites or for the occupiers of the flats below. The proposal would not result in any undue overshadowing or loss of outlook from any neighbouring rooms or gardens and there would be no loss of security for any neighbouring occupiers.

It is concluded that the proposal would not result in any undue loss of amenity for the occupiers of any surrounding properties, contrary to policy A1 of the Camden Local Plan

No objections have been received prior to making this decision. 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 G1, CC1, CC2, CC3, D1, D2, A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the The Publication London Plan 2020 and the National Planning Policy Framework 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 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



Daniel Pope
Chief Planning Officer