

Application ref: 2020/4716/P  
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Date: 3 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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HUB Architects and Designers Ltd.  
15 Hoopers Yard  
Kimberley Road  
London  
NW6 7EJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**58 Crediton Hill**  
**London**  
**NW6 1HR**

Proposal: Creation of roof terrace to the rear at second floor level.

Drawing Nos: 1295-EX-02, 1295-EX-03 A, 1295-EX-04, 1295-EX-05, 1295-PL-01 B,  
1295-PL-02 A, 1295-PL-03 B, 1295-EX-01

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: 1295-EX-02, 1295-EX-03 A, 1295-EX-04, 1295-EX-05, 1295-PL-01 B, 1295-PL-02 A, 1295-PL-03 B, 1295-EX-01

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

- 4 The use of the roof as a terrace shall not commence until the privacy screen and metal balustrades as shown on the approved drawings, have been installed. The screen and balustrade shall be permanently retained thereafter and no other part of the roof shall be used as amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Given the prevalence of existing rear roof terraces to neighbouring properties in the street, the proposed terrace at No.58 is not considered to introduce an alien or incongruous feature to the street. The proposed external alterations associated with the terrace, namely the lowering of the existing rear window to create a doorway and erection of black metal railings around the perimeter, are considered minor alterations that would not cause harm to the character of the host property and surrounding conservation area. Furthermore, the size, scale and design of the proposed timber privacy screen located above the existing boundary wall with No.62 is considered acceptable in terms of its impact on the appearance of the building and wider area, particularly given its concealed location to the rear.

The proposed roof terrace would largely match the size of the existing terrace to the adjoining property at No.62 Crediton Hill which was granted a certificate of lawfulness in 2012 (ref: 2012/2447/P). When visiting the site it was clear that there would be some degree of mutual overlooking between the two terraces. However, this is considered to be sufficiently mitigated by the proposed timber privacy screen. The proposed roof terrace would also allow some views of the rear windows of the flats below the application property. However, these views would be at oblique angles and are not considered to cause harm to the amenity of the neighbouring residents below in terms of increased overlooking. Notwithstanding this, the proposed plans show the terrace railings set in from the southern edge of the roof by 1 metre to further reduce the impact on the properties below, which is welcomed, and would help to ensure neighbouring amenity is protected. The proposals would not cause harm in terms of loss of light and outlook.

One objection was received following statutory consultation and is addressed

in a separate consultation summary. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan 2016 and 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 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.
- 4 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.
- 5 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)

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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  
Chief Planning Officer