

Application ref: 2020/5615/P
Contact: Tony Young
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Date: 30 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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PCDS Limited
Unit 2 The Mead Business Centre
176-178 Berkhamstead Road
CHESHAM
HP5 3EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 6
39 Dennington Park Road
London
NW6 1BB

Proposal:

Alterations to install external timber door and steps with handrail to existing 2nd floor terrace area.

Drawing Nos: Site location plan; (A1/3749/-)01 rev B, 11 rev C; A3/3749/SK.01;
External timber door specification from Todd Doors.

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (A1/3749/-)01 rev B, 11 rev C; A3/3749/SK.01; External timber door specification from Todd Doors.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

Although there is no planning history relating to the existing rear roof terrace located on a 2nd floor flat roof and accessed via a door opening from a staircase, it is understood to have been in existence for more than 4 years. The applicant's submission indicates that the roof has been used as a terrace with railings in excess of 25 years. Aerial images dating back to 2008 confirm the presence of a roof terrace with railings. As such, the use of the flat roof as a terrace space with railings is considered to be established and lawful.

The new glazed panel door, steps and handrail would all be made from timber and provide more comfortable access from a dining room. The proposal would be located on the side elevation towards the back of the existing terrace space and would not be widely visible in this set-back position. Concern was initially raised by the Council to the proposed use of uPVC material for the door frame in so far as it would have a harmful aesthetic impact on the character and appearance of the building and for sustainability reasons. Following Council advice, the applicant submitted revised drawings altering the door frame material to timber.

As such, the revised proposal is considered to be a sympathetic and modest alteration in terms of the design, size, location and material, in keeping with the character and appearance of the building and wider Fortune Green and West Hampstead Neighbourhood Area, and is acceptable.

Given the minor nature of the alterations and the fact that the roof terrace is historic, the proposal would not introduce any additional harm to existing neighbouring amenity in terms of loss of privacy or overlooking.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 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