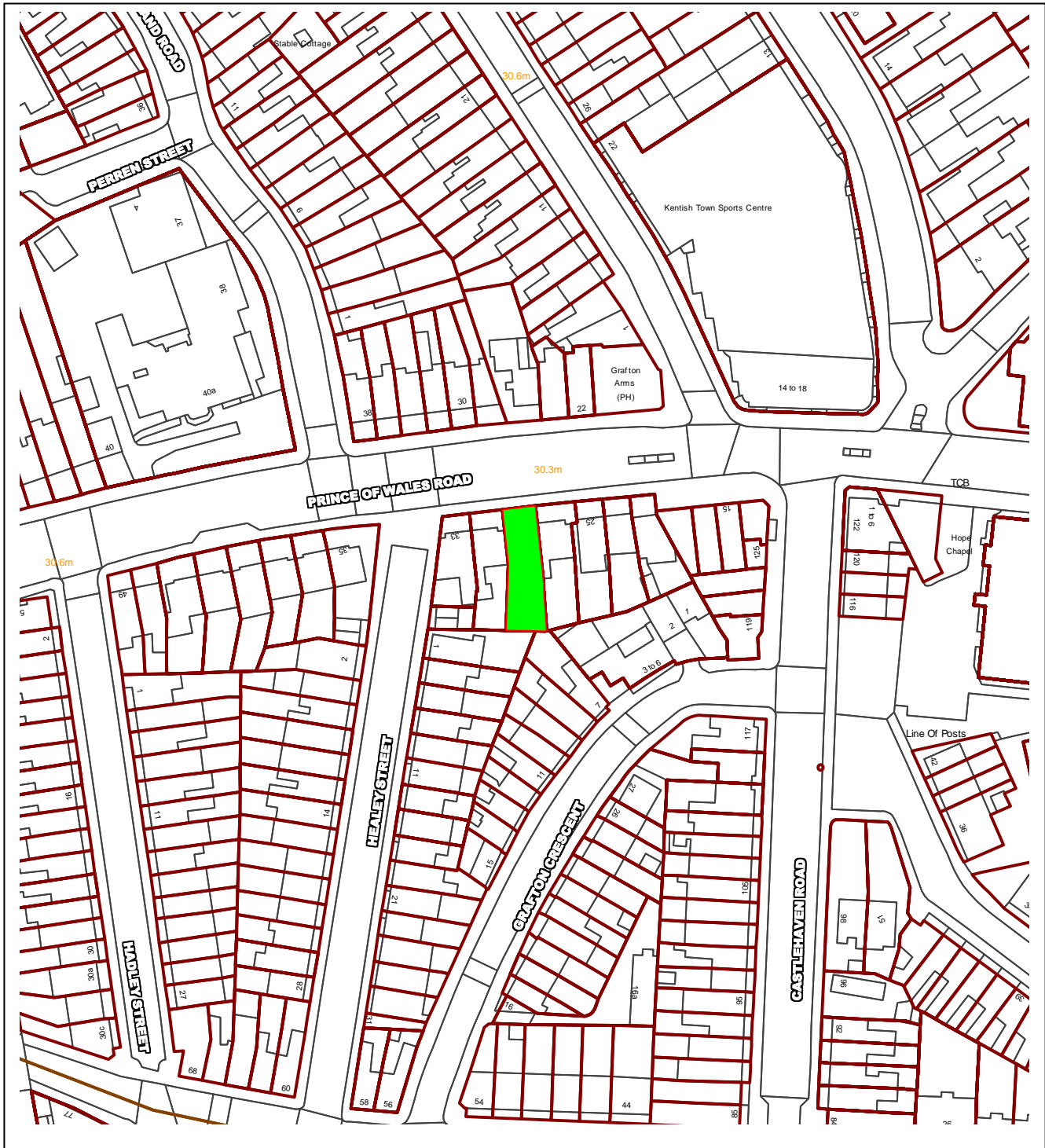


29 B Prince Of Wales Road NW5 3LH



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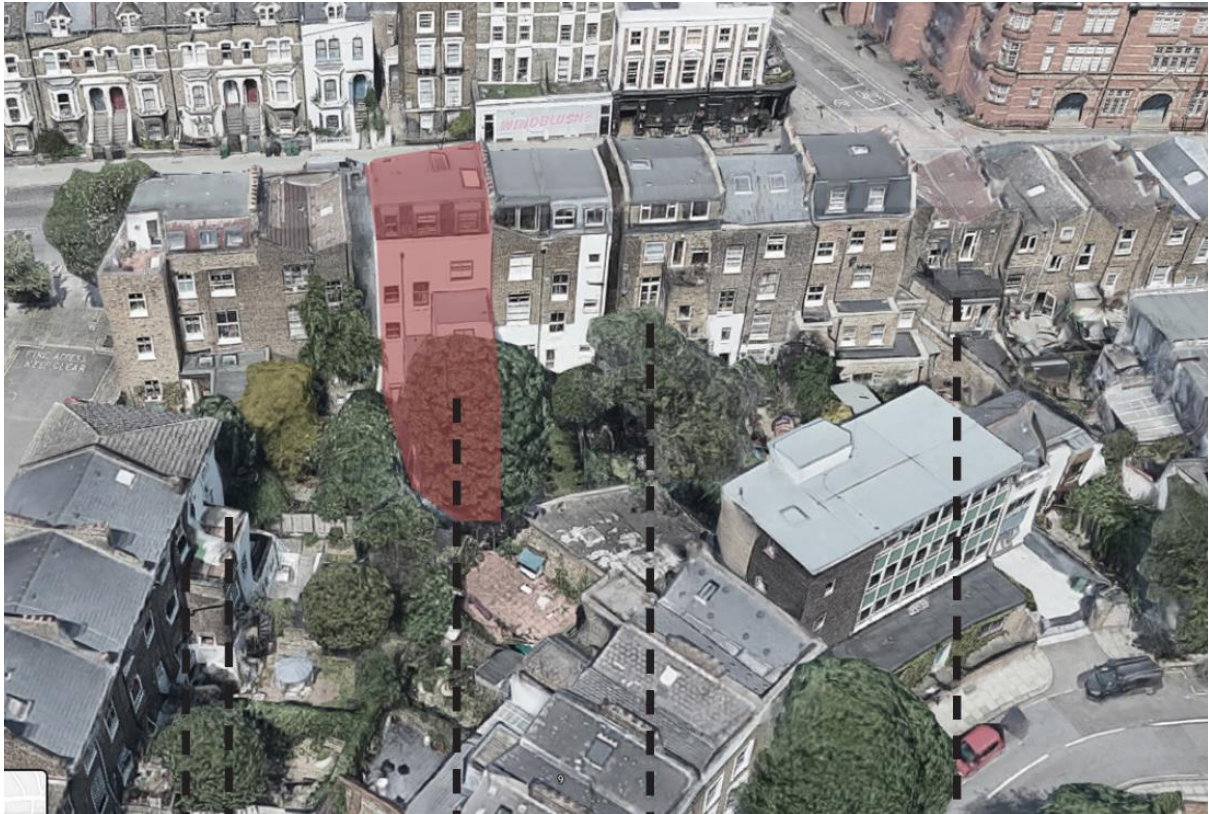


Figure 2: Application site in red

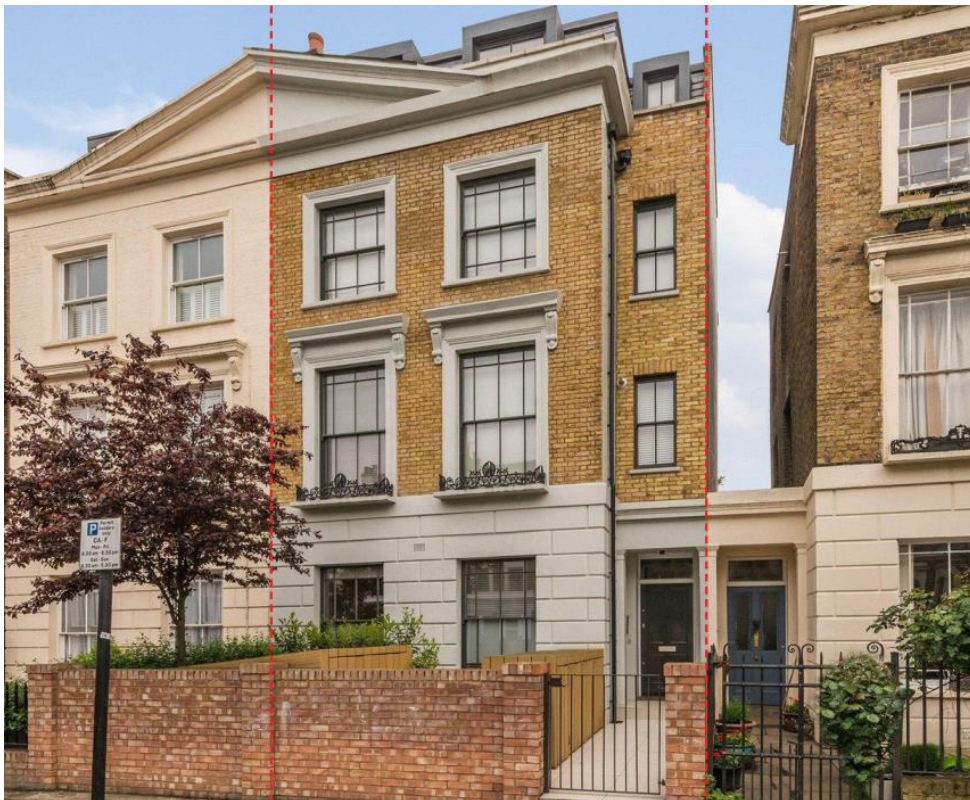


Figure 3. Front elevation

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	09/03/2021
	N/A / attached	Consultation Expiry Date:	13/02/2021
Officer		Application Number(s)	
Raymond Yeung		2020/5807/P	
Application Address		Drawing Numbers	
29 B Prince Of Wales Road London NW5 3LH		Please see decision.	
Proposal(s)			
Erection of balustrade and privacy screen, and alteration of window to provide access door, at rear 1 st floor in association with use of roof as a terrace.			
Recommendation(s):	Grant Conditional Planning Permission		
Application Type:	Full Planning Permission		

Consultations

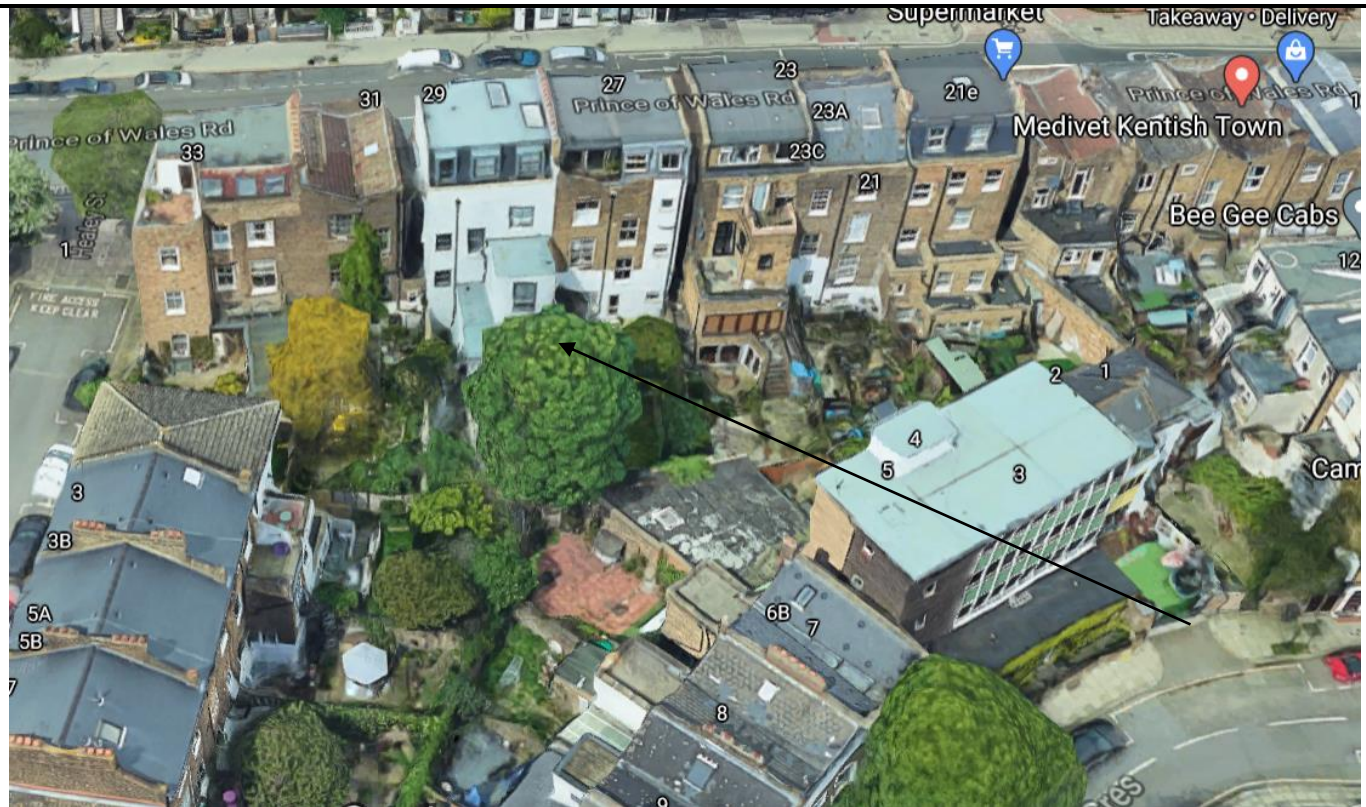
Adjoining Occupiers:			No. of responses	3	No. of objections	3
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Summary of consultation responses:	<p>Site notice displayed 20/01/2021-13/02/2021</p> <p>Three owner/occupiers of 27 Prince of Wales Road have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1. Proposed 1.8m privacy screen would cause overshadowing to garden and reduce light to habitable room windows.2. Proposals would decrease value of neighbouring property <p>Officer's response;</p> <ol style="list-style-type: none">1. <i>Please see amenity section below.</i>2. <i>The impact of development on property values is not a material planning consideration.</i>
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CAAC/Local groups* comments: <small>*Please Specify</small>	Kentish Town Neighbourhood Forum – were consulted but offer no comments
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Site Description

<p>The property is a 4 storey semi-detached brick built property that has been converted into flats. It benefits from an existing single storey rear extension and mansard roof dormer.</p> <p>The area is predominantly residential, many benefiting from rear extensions.</p> <p>The property is not listed nor is it within a conservation area.</p>



Relevant History

2013/7684/P - Erection of a 2 storey rear extension- Granted 04/03/2014

A condition is attached to this decision notice to state that roof of the extension at second floor level shall not be used as a roof terrace.

2014/1977/P - Excavation of single storey basement extension and creation of rear garden lightwell. Granted 12/01/2015

2016/2715/P - Conversion of dwelling into 3 flats (1x 3 bedroom, 1x2 bedroom and 1 x 1 bedroom) and provision of refuse and cycle storage within front yard. – Granted 08/11/2016

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

Camden Planning Guidance (CPG)

CPG Design (January 2021)

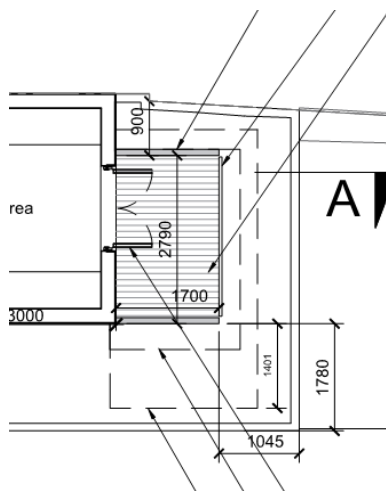
CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

Assessment

1 PROPOSAL

- 1.1 Permission is sought for the installation of a roof terrace above the existing rear extension at first floor level. The proposals also include grey painted timber slatted screen to both sides of the terrace of 1.8 metres in height sloping down to 1.1 metres and new grey painted double patio doors at first floor to provide access to the terrace
- 1.2 Revised plans were submitted on two occasions to reduce the footprint and size of the screens. The plan below shows the reduction, with the original indicated in dotted lines.



2. ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design
- Amenity of neighbouring residential occupants

Design and Conservation

2.2 Local Plan policies D1 (Design) are aimed at achieving the highest standard of design in all

developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

- 2.3 The proposal has been revised to be further set back from the rear and set in from the side to reduce its overall size and scale the screen would be 1.8 metres at its highest sloping to 1.1 metres, the floor area has been reduced down to 5 square metres.
- 2.4 Following revisions, the roof terrace is subordinate to the main property and incorporates a 1.8m privacy screen to 3 of the 4 sides and would be accessed through the kitchen of the flat B which is situated on the first floor of the building.
- 2.5 It will not affect the existing street frontage and a large number of adjacent properties have roof terraces which are similar or greater in size such as; No.19 and 25 Prince of Wales Road and No.1 and 3 on adjoining Healey street. Due to the varied inconsistent nature of the rear of nearby properties, the proposed additions to the rear would not be incongruous to the terrace.
- 2.6 The new 1.1 metre height rear balustrade, timber screens and timber rear patio doors are considered subservient and acceptable in terms of their impact on the character and appearance of the host building and surrounding area.
- 2.7 With the above taken into consideration, the proposals are considered to be lightweight, subservient additions and are thus acceptable in design terms.

3. Amenity

- 3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 3.2 Given the scale and position of the 1.8 metre tall side screening, it is not considered to cause harm to the daylight, sunlight or outlook of neighbouring properties. The privacy screen would serve to obscure views towards neighbouring properties. As mentioned above, rear terraces are common on the host and adjoining terraces.
- 3.3 The neighbouring property at No.29 has an existing ground floor extension on the boundary with the application site and the nearest ground floor window is unlikely to be affected by any material loss of light. With regards to the nearest first floor window of No.27. The window is already directly adjacent to an existing extension on the first floor on the application site. The screen would be extending beyond this extension, however, it is considered that the screen would not lead to additional loss of light due to its location, size and distance from the windows. Furthermore, the screens are not south of these windows which means it is not within the orientation of the sunlight.
- 3.4 The proposed plans have been revised to reduce the footprint of the proposed terrace by around a third and is now set further away from the garden belonging to the flat downstairs and set further away from the adjoining neighbours at No.29. As such, the terrace is considered acceptable and would not exacerbate current overlooking to the garden area belonging to the downstairs flat.
- 3.5 On this basis, the proposal is considered not to result in undue harm in terms of overlooking.

Given the scale of the terrace and residential nature of the property and existing arrangement of terraces in the area, this is unlikely to result in large gatherings of people or cause harmful levels of noise. A condition would be added to ensure the privacy screen would be erected prior to use of the roof terrace.

- 3.6 It is concluded that the proposal would not result in any significant loss of amenity for the occupiers of any neighbouring properties.

4. Recommendation:

- 4.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday April 19th 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Development Management

Regeneration and Planning

London Borough of Camden

Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.ukwww.camden.gov.uk

CSA

2 Providence Yard

Ezra Street

E2 7RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission GrantedAddress:
29 B Prince Of Wales Road
London
NW5 3LHProposal: Erection of balustrade and privacy screen, and alteration of window to provide access door, at rear 1st floor in association with use of roof as a terrace.Drawing Nos: 001,010,011,012,013,014,015,020,030,031,032,100,101; All Rev P1.
102,103,104,105,200,300,301,302.All Rev P3.

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:

001,010,011,012,013,014,015,020,030,031,032,100,101; All RevP1.
102,103,104,105,200,300,301,302.All Rev P3.

Reason:

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

- 4 The 1.8 metre high screen hereby approved shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

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

Chief Planning Officer