

Application ref: 2021/1420/P
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Date: 1 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Islay Robinson
12a Inglewood road
London
NW6 1QZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12A Inglewood Road
London
NW6 1QZ

Proposal: Creation of a sunken roof terrace at roof level.

Drawing Nos: A-101, A-102, A-103, A-104

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 Policies D1 and D2 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: A-101, A-102, A-103, A-104

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

Informative(s):

- 1 Reasons for granting permission.

The proposals include the removal of the uppermost section of flat roof to allow the creation of a sunken roof terrace. The terrace would be accessed via a rooflight access hatch surrounded by a glazed balustrade which would remain below the roof parapet to ensure that it was not visible from street level or from neighbouring properties. As such, the development would preserve the character and appearance of the host building and this part of the West End Green Conservation Area.

It is noted that similar roof terraces have already been approved at nos. 20 (ref: 2006/5412/P) and 18 (2019/3685/P), and as such, the proposed development would not be an incongruous feature in the terrace. Unlike the development at nos. 18 and 20, the current proposal does not include any handrails or objects which would project above the roof parapet, so is considered an improvement on the neighbouring development, and would be in accordance with the Council's Design CPG which seeks to protect preserved roof lines.

The terrace is located over 18m from the nearest property to the north and south which would prevent direct overlooking of neighbouring windows. Given the terrace would be sunken and the existing chimneys to the party walls, there also would be no overlooking of the terraces at nos. 18 or 20. The alteration would provide valuable outside space to a maisonette which otherwise would have none without causing harm to neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received following public consultation and has been addressed in the attached consultation summary.

As such, the proposal is in general accordance with Policies A1, D1 and D2 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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