

Application ref: 2021/3047/P
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Date: 11 August 2021

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

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www.camden.gov.uk/planning

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Grand Union Walk
London
NW1 9LP**

Proposal:

Installation of decking and additional railings to existing rooftop terrace.

Drawing Nos: GUW09-E001(_); GUW09-E010(_); GUW09-E011(_); GUW09-E012(_);
GUW09-E013(_); GUW09-E020(_); GUW09-E021(_); GUW09-E022(_); GUW09-
E030(_); GUW09-E031(_); GUW09-P010(_); GUW09-P011(_); GUW09-P012(_);
GUW09-P013(_); GUW09-P020(_); GUW09-P021(_); GUW09-P022(_); GUW09-
P030(_); GUW09-P031(_); GUW09-P040(_); GUW09-P041(_);

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

GUW09-E001(_); GUW09-E010(_); GUW09-E011(_); GUW09-E012(_);
GUW09-E013(_); GUW09-E020(_); GUW09-E021(_); GUW09-E022(_);
GUW09-E030(_); GUW09-E031(_); GUW09-P010(_); GUW09-P011(_);
GUW09-P012(_); GUW09-P013(_); GUW09-P020(_); GUW09-P021(_);
GUW09-P022(_); GUW09-P030(_); GUW09-P031(_); GUW09-P040(_);
GUW09-P041(_);

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

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 Reasons for granting permission.

Grand Union Walk is a Grade II listed terrace of ten houses and two flats dating from 1986-88 by Nicholas Grimshaw and Partners. It is principally listed for its architectural interest as one of the few examples of High-Tech style applied to housing. It also lies within Regents Canal Conservation Area.

Externally the only change proposed is the introduction of timber decking to the existing roof terrace and the provision of an additional section of railings around existing rooflights. The decking and railings will match that already implemented (pre- listing) on the other neighbouring properties in the terrace and therefore maintains the uniformity of the group.

The roof area is already used as a roof terrace which was approved on the entire terrace in 2003 (ref: 2003/1569/P). Therefore there will be no adverse impact to the amenity of occupants of neighbouring properties.

The proposed works will preserve the character and appearance of Regents Canal Conservation Area and the setting of neighbouring listed buildings. It is recommended that the application is approved.

The application was advertised by means of a site notice and press notice and

Regent's Canal CAAC consulted. No responses were received as a result of this.

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 A1, A4, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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