

Application ref: 2021/2934/P  
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Date: 13 October 2021

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

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Matthew Wood Architects Ltd  
The Tea Factory  
110 Endwell Road  
London  
SE4 2LX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Courthope Road**  
**London**  
**NW3 2LB**

Proposal:  
Creation of a roof terrace at rear 2nd floor level, with associated replacement of window with a door and erection of railings around flat roof.  
Drawing Nos: E0.1, E1.0, P1.0, Design and Access Statement dated June 2021.

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: E0.1, E1.0, P1.0

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 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.
- 3 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](http://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.

- 4 Reasons for granting permission.

The detailed design is considered appropriate and sympathetic to the host building: the railings proposed are traditional black railings that are sympathetic and characteristic of the Conservation Area and the new access door will be timber and glass in keeping with the existing fenestration. The railings are modest in relation to the scale of the whole building and do not create high level visual clutter.

In terms of neighbouring amenity, the terrace is set back behind adjoining wings and would not project past the existing building lines. 4 Courthope Road has not been extended at first floor level as far as its neighbours, nos 2 and 6 Courthope Road, which project beyond and therefore the terrace naturally is already somewhat sheltered and screened on both sides in terms of privacy to directly adjoining neighbours. The building directly in front of the proposed terrace, 1 Hodes Row, presents a blank flank wall to the application site, and there are no windows that need to be considered in terms of sunlight, daylight or overlooking. There are rear elevations, terraces and gardens of properties on Mansfield Road which will be visible at an oblique angle from the application site. These neighbouring properties are over the 18m distance benchmark outlined in Camden's Planning Guidance to protect privacy and therefore the proposal is not considered to have a harmful impact on these neighbours.

The proposal is not considered to harm the host building or wider conservation area: it is confined to the rear elevation, not projecting further than the existing building line and appropriate in materiality.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 2013.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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