

Application ref: 2020/5728/P
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Date: 19 October 2021

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

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ArchitectYourHome Camden
4
Dartmouth Park Road
LONDON
NW5 1SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Agincourt Road
London
NW3 2PA

Proposal:
Erection of a roof terrace with metal balustrade and formation of new opening on rear
roofslope to provide access thereto.
Drawing Nos: 08-211: T1; T2 revA; T3 revC; T4 revA; T5 revC; T6 revC; T7 revC;

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 The development hereby permitted shall be carried out in accordance with the
following approved plans:
T1; T2 revA; T3 revC; T4 revA; T5 revC; T6 revC; T7 revC.

Reason:

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding any indication given on the approved plans, the proposed railings on the flat roof shall be metal and painted black.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policy D1 and D2 of the Camden Local Plan 2017.

- 5 The roof terrace shall not be used or accessed, other than for emergency egress, until the privacy screen has been fully installed in accordance with the approved details, and the approved privacy screen shall thereafter be retained for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application proposes an inset roof light access hatch to the rear roof slope of the main roof, provide access to the rear flat roof, with railings and a privacy screen around the rear flat roof to form a terrace. The building is in Mansfield Conservation Area, and there are several roof additions and terraces in the area. This terrace has consistent rear dormers across most of it, and the original proposal to enlarge the existing dormer was amended so that the current dormer would now be retained.

The property next door has a similar arrangement to the proposal, with railings around the rear upper flat roof, and an access window rather than an enlarged dormer. The addition of an inset rooflight access hatch, within the profile of the rear roof slope, would not harm the character and appearance of the terrace, or wider conservation area.

The railings around the flat roof at upper level would be visible from surrounding properties, and from the adjacent streets of Mackeson Road and Cressy Road. However, the block is characterised by a variety of roof terraces, next door, in Mackeson Road, and Constantine Road, along with a variety of roof forms. Black railings at this level would not be overbearing and would not harm the character of the Conservation area.

There would likely be a minimal impact on overlooking, however the properties to the rear are at acute angles and so the impact would be minimal. A privacy

screen between 33 and the next-door property would minimise the impact - the screen was amended to an appropriate and simple timber screen, rather than the originally proposed glass screen which was considered inappropriate for the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

There would be no other undue harm to the residential amenity of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

- 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer