

Application ref: 2021/3476/P
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Date: 25 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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KAS Architects
flat 2 lord cameron house
8 kidderpore avenue
london
NW3 7SU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1st Floor Floor Flat
44 Sumatra Road
London
NW6 1PR

Proposal:

Installation of external access steps and metal railings with planters (south) associated with the use of the flat roof of the second floor closet wing rear extension as a roof terrace. Drawing Nos: 106-00-DR-100; 106-02-DR-101; 106-ELE-DR-102; 1106-ELE-DR-103; 106-ELE-DR-104; 06-02-DR-201 REVP2; 106-ELE-DR-202 REVP2; 106-ELE-DR-203 REVP; 106-ELE-DR-204 REVP and Design & Access Statement commissioned by KAS Architects 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 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: 106-00-DR-100; 106-02-DR-101; 106-ELE-DR-102; 1106-ELE-DR-103; 106-ELE-DR-104; 06-02-DR-201 REVP2; 106-ELE-DR-202 REVP2; 106-ELE-DR-203 REVP; 106-ELE-DR-204 REVP and Design & Access Statement commissioned by KAS Architects dated June 2021.

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

- 4 The use of the roof as a terrace shall not commence until the planters and evergreen planted screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed roof terrace with planted screening to the rear elevation has been revised. The applicant initially submitted a scheme for a roof terrace with black metal railings and privacy planters across the full extent of the 2nd floor flat roof to the rear. However, following discussions with officers, the roof terrace as revised and the depth has been reduced by 2m to occupy part roof coverage; this is considered acceptable and the revised roof terrace would be appropriately setback from the end of the roof.

The principle of the terrace on top of the first floor outrigger with surrounding planters is considered acceptable. The terrace in which the host building is located has examples of similarly designed roof terraces on the outrigger .i.e. no's 38, 44 and 57 Sumatra Road (2017/3259/P) the latter was granted in 2017. Thus, the principle of the roof terrace is acceptable.

The terrace will be constructed of timber decking, with metal railings with a black painted finish, which is considered appropriate for its rear elevation setting. The proposal is accompanied by galvanised metal planters which are also considered acceptable. Given the revised depth of the proposed roof terrace the current proposal is considered to avoid any harmful impact on the host property and would preserve the character and appearance of the wider area.

One objection was received prior to making this decision from an occupier at

38 Sumatra Road relating to the impact the terrace would have on privacy, noise and visual amenity. However, following the revision reducing its size and prominence and the proposed planters providing screening for the neighbouring property, the roof terrace is not considered likely to give rise to such impacts to any harmful degree. There is no anticipated impact on the window to the south at number 42 given the planters being proposed which would be conditioned to be permanently retained and any overlooking across to other neighbouring windows would either be at distance or an oblique angle such as not to be considered sufficiently harmful enough to warrant a reason for refusal.

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 2021 and the National Planning Policy Framework 2021.

- 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer