

Application ref: 2021/1859/P
Contact: Tony Young
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Date: 1 February 2022

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Square Peg Bureau
The Workshop
43 Nant Road
Child's Hill
London
NW2 2AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3rd Floor
27 Pilgrim's Lane
London
NW3 1SX

Proposal:

Alterations at roof level, involving an increase in railing height (by approximately 200mm) and addition of new section of metal railing between chimney stacks, installation of replacement roof access hatch and roof storage box (all works are retrospective).

Drawing Nos: (0197/PL/-)001, 002 rev A, 003 rev A, 004, 005; Supporting Statement with Addendum from Square Peg Bureau (ref. 0197/PL/900 rev A) dated April 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 policies DH1 and DH2

of the Hampstead Neighbourhood Plan 2018.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (0197/PL/-)001, 002 rev A, 003 rev A, 004, 005; Supporting Statement with Addendum from Square Peg Bureau (ref. 0197/PL/900 rev A) dated April 2021.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

Permission is sought retrospectively for unauthorised alterations at roof level.

Planning permission was granted in 2003 (2003/0028/P) for metal railings around an established and permitted roof terrace. The increase in railing height (by approximately 200mm), including a new section of railing between chimney stacks, is to comply with current Building Regulations which require a height of 1100mm. The increase is considered to be modest, provides an important safety benefit and matches the existing, approved black metal railing appearance and materials, and as such, does not appear noticeably different to the previously approved railings.

Green plastic screening was noted as being positioned inside the railings; however, it has since been removed by the applicant on the advice of the Council in order to allow visual permeability through the railings and to reduce any appearance of bulk or solidity at roof level.

The existing roof access hatch replaced a smaller hatch used to provide access from the dwelling unit below to the established roof level terrace space. Though the hatch opens upwards with the upper part appearing above railing height when fully open, it is not widely visible from street level or public views given its position set-back from the front and towards one side of the roof. The replacement roof storage box is not visible from public views given its size and position between 2 existing chimney stacks.

Overall, therefore, the unauthorised works are considered to be appropriate in terms of their design, size, location, materials and colour, and preserve the character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas.

There are no amenity concerns given the minor nature of the works to an established terrace space at roof level.

The site's planning and appeals history has been taken into account when coming to this decision. One objection has been received from a local resident following statutory consultation and has been addressed in the associated consultation summary.

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

the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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).

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 of the signatory.

Daniel Pope
Chief Planning Officer