

Application ref: 2021/1659/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 29 April 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mrs Malgorzata Dar
83 Kessock Close
London
N179PW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

13 Charlton King's Road
London
NW5 2SB

Proposal:

Alterations to involve changing the existing first floor flat roof into a terrace with railings
Drawing Nos: Site location, terrace floor plan 1A, Side A and Side B No.2B, Photos.

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: Site location, terrace floor plan 1A, Side A and Side B No.2B, Photos.

Reason:

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

Informative(s):

- 1 Reasons for granting permission: The proposed roof terrace over the rear two storey outrigger is considered to be acceptable in terms of design. It is of a reasonable size and would be subordinate in scale to the existing house. The new terrace proposes metal railings (1.1m in height) on both side and rear boundaries, the material, design and height of these would be acceptable. The terrace would be accessed via an existing fire exit door which opens out onto the existing flat roof. The existing flat roof surface material is to be replaced with a new roof structure and waterproof membrane. It is noted that the neighbouring site No.11 Charlton King's Road also has a roof terrace at the same siting, width and similar design. Therefore it is considered the proposed terrace would be in keeping with the existing building and the surrounding area. The proposed roof terrace is not considered to cause harm to the amenity of neighbouring residents as it would not provide dissimilar views than those had from the existing second and third floor windows; and given the already built up nature of the site closer to neighbouring buildings it's not considered any additional harm would be had from the addition of this terrace. No objections have been received prior to making this decision and the sites planning history was taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with Kentish Town Neighbourhood Plan Policy D3, the policies of the London Plan 2021 and with 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer