

Application ref: 2021/6048/P  
Contact: Fast Track TC  
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Date: 16 May 2022

**Development Management**  
Regeneration and Planning  
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United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**2 Nutley Terrace**  
**London**  
**NW3 5BX**

Proposal:  
Replacement of 2x windows to French doors and addition of 1x balcony and 1x Juliette balcony to the rear elevation on the first floor level

Drawing Nos: EX01; EX02; PP02 REV A; PP01 REV A; PP01 REV B; PP02 REV B

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: EX01; EX02; PP02 REV A; PP01 REV A; PP01 REV B; PP02 REV B

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.

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 Reasons for granting permission/consent-

The proposal is for the replacement of 2x windows to French doors and addition of 1x balcony and 1x Juliette balcony to the rear elevation on the first floor level.

During the course of the application the proposals were revised to replace a projecting balcony at Flat 3 with a Juliette balcony to overcome concerns about overlooking to Flat 4 and also the neighbouring property at no. 4 Nutley Terrace. The proposed fenestration materials have also been amended from UPVC to timber.

The design, size, and materials of the proposed French doors and balconies are in keeping with the character of the host building and would preserve or enhance the character and appearance Fitzjohns/Netherhall Conservation Area. The use of timber, rather than UPVC (as original proposed) would be sustainable owing to having a longer life and lower embodied carbon content.

Some views are afforded from the proposed balcony at Flat 4 to the flat at ground floor level, however, given the limited size of balcony and the existing arrangement of the flats with balconies with a similar relationship, it is considered that the proposal would not harm the amenity of adjoining residential occupiers in terms privacy or noise. Neither would the proposals have an adverse impact on outlook or daylight.

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 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, CC1, 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.

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