

Application ref: 2022/1922/P
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Date: 4 August 2022

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

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planning@camden.gov.uk
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Zulufish
26 Arlington Gardens
London
W4 4EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**99 Gloucester Avenue
London
NW1 8LB**

Proposal:

Replacement of existing glazed balustrades and obscured glazed privacy panel with metal railings and slatted timber panels privacy screen

Drawing Nos: 1212-02-01, 1212-02-02, 1212-02-03, 1212-02-04, 1212-02-05, 1212-02-06, 1212-02-07, 1212-02-08, 1212-02-09, 1212-01-01, 1212-01-02, 1212-01-03, 1212-01-04, 1212-01-05, 1212-01-06, 1212-01-07, 1212-01-08, 1212-01-09

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 1212-02-01, 1212-02-02, 1212-02-03, 1212-02-04,

1212-02-05, 1212-02-06, 1212-02-07, 1212-02-08, 1212-02-09, 1212-01-01, 1212-01-02, 1212-01-03, 1212-01-04, 1212-01-05, 1212-01-06, 1212-01-07, 1212-01-08, 1212-01-09

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

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

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission has been granted for the first floor terrace and privacy screen under application ref 2010/2247/P dated 12/07/2010. The terrace at the mansard level appears in existing as part of the 2010 permission.

The replacement of the existing glass balustrade on the first-floor terrace and top floor balcony with a metal railing to match the neighbouring properties is acceptable in terms of design. It would have a more traditional appearance and be respectful of the character of the host building.

Similarly, the replacement of the existing opaque glazing privacy screen on the first-floor terrace with a wooden slates panel to match the neighbouring properties is acceptable.

There would be no impacts on residential amenities as a result of the change in materials. The same condition imposed under previous permission Ref. 2010/2247/P relating to the installation of privacy screen prior to use of the terrace is attached again for this consent to prevent overlooking of neighbours.

The alterations are considered acceptable and would preserve the character and appearance of the building and Primrose Hill Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the 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 Primrose Hill CAAC commented with no objection to the development. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the London Borough of 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



Daniel Pope
Chief Planning Officer