

Application ref: 2022/0257/P  
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Date: 17 August 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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dMFK Architects  
119 Cholmley Gardens  
London  
NW6 1AA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**111 Torriano Avenue**  
**London**  
**NW5 2RX**

Proposal:

Erection of Inset rear terrace within existing mansard roof.

Drawing Nos: A08 (location plan); A09; A13; A20; A21; A22; A100; A200; A201; A220;  
Design and Access Statement

111 Torriano Avenue Design & Access Statement DAS01; A09; A08; A10; A09; A11;  
A12; A13; A20; A21; A22; A220; A100 Rev A; A201 Rev A; A200 Rev A

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

111 Torriano Avenue Design & Access Statement DAS01; A09; A08; A10; A09; A11; A12; A13; A20; A21; A22; A220; A100 Rev A; A201 Rev A; A200 Rev A

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear inset balcony would be set within the existing mansard roof extension at fourth floor level on the east side, to provide a small external amenity space to serve the third floor flat. It would be 2.1m in width, set into the mansard from the rear parapet by 1.2m in depth and retain the overall mansard form and parapet. It would be accessed via triple bi-folding glazed doors which replace the existing dormer window in the same position with slightly more glazing, and the second rear dormer would be retained. As a result it would not be prominent on the roofscape and is considered an acceptable addition. Overall, the proposed alterations would preserve the character and appearance of the host building and the street. Revisions were secured to change the proposed glazed balustrade to metal railings. The revised metal balustrade would be 1.1m high and is appropriate in terms of height and material.

This application follows a refusal of planning permission (ref: 2020/4205/P) which included proposals for the addition of an inset terrace to the flat roof of the mansard roof extension. The Council refused the roof terrace on the grounds that there are no other visible instances along the terrace whereby the roofs include roof terraces at above mansard level. Officers considered that the proposed roof terrace would constitute visual clutter that would be uncharacteristic for the area. However, this balcony is materially different in design and location. There are a number of examples of inset balconies within the mansard roofs (not above it) on the neighbouring properties. Thus, given its appropriate siting and detailed design, it is considered that the balcony is modest and subordinate to the host building and respects the neighbouring properties.

The proposed inset balcony would not cause increased overlooking to properties to the rear on Leighton Grove given the significant distance from the rear of these properties and the high level siting. Although it would extend up to the parapet, it is subordinate in size and sited at the rear with minimal views from the public realm. Whilst it was considered that the proposed terrace would

generate some overlooking impact on the rooflights of the rear neighbouring properties, officers do not consider these impacts would be significant enough to warrant a refusal. Officers consider that the use of the proposed balcony would generate some level of increased noise and disturbance; however, not to a materially harmful level that would be out of character within the context.

No responses have been received following statutory consultation. The planning and appeal history has been taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of 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](http://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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer