

Application ref: 2022/0705/P
Contact: Edward Hodgson
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Date: 31 August 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
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B46 Herbal Hill Gardens
9 Herbal Hill
London
EC1R 5XB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

GREATER LONDON HOUSE
Hampstead Road
London
NW1 7FB

Proposal:

Refurbishment of existing external terrace at rear fifth floor level including replacement decking, erection of pergolas, alterations to external wall, replacement of windows with doors and installation of new access doors

Drawing Nos: 5G-01 Site Location, 5D-05, 5G-71 Rev B, 5G-24 Rev A, 5G-76, 5G-75, 5G-74, 5G-78, 5G-77, 5G-80, 5G-79, 5G-82, 5G-81, 5G-84, 5G-83, 5G-86, 5G-89, 5G-88, 5G-87, Design and Access Statement

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-
5G-01 Site Location, 5D-05, 5G-71 Rev B, 5G-24 Rev A, 5G-76, 5G-75, 5G-74, 5G-78, 5G-77, 5G-80, 5G-79, 5G-82, 5G-81, 5G-84, 5G-83, 5G-86, 5G-89, 5G-88, 5G-87, Design and Access Statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve alterations to the existing roof terrace at rear fifth floor level.

The proposal would involve the installation of six grey metal framed doors. Three existing windows would be replaced, and three new entrances would be formed. The glazing pattern of the doors would reflect the fenestration of the building below with sympathetic materials and are thus considered acceptable. Five pergolas would be erected which would read as being subordinate to the host property. The existing timber decking would be replaced with ceramic tiling which would be sympathetic to the host building. A small portion of the existing external wall would be moved to provide greater internal access. The wall would remain finished in white render to match the existing and would have only a minor visual impact on the appearance of the host building.

The works would be located on the fifth floor of the building on the Mornington Crescent elevation which is not considered to be the principal elevation. The proposals would have limited visibility from the public realm due to their siting and location. The proposals are minor in nature and would have a limited visual impact on the streetscene and host building given its large scale and size.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The terrace would remain the same size and no additional opportunities for overlooking would be introduced.

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, 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.

- 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer