

Application ref: 2022/2247/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 9 September 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

kasia whitfield design  
90a Fellows Road  
London  
NW3 3JG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Hornby Close**  
**London**  
**NW3 3JL**

Proposal:  
Replacement of a garage door with a window on the ground floor front elevation and construction of a rooftop storage box on the flat roof.

Drawing Nos: EX0; EX1; EX2; EX3; EX4; EX5; EX6; EX7; PP1; PP2; PP3; PP4; PP5; PP6; PP7; PP8; PP9; PP10.

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: EX0; EX1; EX2; EX3; EX4; EX5; EX6; EX7; PP1;

PP2; PP3; PP4; PP5; PP6; PP7; PP8; PP9; PP10.

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.

- 4 The flat roof of the property shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a storage box on the flat roof of the existing property. The proposed storage box would be 4.4m long, 1.7m wide and 1m above parapet height. It would be accessed internally but also contains a hatch opening onto the flat roof.

The overall size and height of the proposed roof storage box is considered to represent an unobtrusive addition that would not cause harm to the original character and proportions of the existing three storey dwelling.

The proposed extension is located on Hornby Close which is a private road and would be set back from the front elevation of the property by 3.4m and from the rear elevation by 2.4m, which would ensure it remains largely unseen from the public realm along Fellows Road. Furthermore, some properties on Fellows Road to the northeast of the site and the majority of properties to the southeast on Briary Close and Huson Close, have similar sized roof structures and are considered to be an established form of development in the area. Therefore, the proposed roof storage box is not considered to cause harm to the character and appearance of the surrounding area given the prevalence of similar structures to neighbouring properties.

The size and location of the proposed storage box is not considered to cause harm to neighbouring amenity in terms of loss of light or outlook, and no harm would be caused in terms of increased overlooking. As the storage box include access onto the roof a condition is included on this permission to ensure the roof is not used as an amenity space.

The replacement of the existing garage door with a window is considered to represent a minor alteration that would not have a significant impact on character of the host property, particularly as the proposed window would have

the same design and proportions as the upper floor windows to the front of the building. It is also considered that it would not result in undue harm to its appearance.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, the London Plan 2021 and 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer