

Application ref: 2022/2740/P  
Contact: Alex Kresovic  
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Date: 6 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)

Agrarian Ltd  
Walgaston Farm  
Mobley  
Berkeley  
GL13 9EN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**77 Iverson Road  
London  
NW6 2QY**

Proposal:

Alterations to the rear roof to create a roof terrace on the second floor including installation of associated balustrade

Drawing Nos: AG14091 - 100, AG14091 - 101, AG14091 - 200, AG14091 - 201

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- AG14091 - 100, AG14091 - 101, AG14091 - 200, AG14091 - 201

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 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-

The proposal consists of a minor alteration to the roof of an outrigger at second floor to create a rear outdoor terrace, which would be similar in scale and design to 75 Iverson Road, directly adjoining the subject site to the west. The proposal would be largely contained by existing neighbouring properties on either side.

The proposed roof terrace will be formed by composite decking and secured by 1.1m high metal balustrades, with the existing lightwell to be altered and infilled to enable access to the roof terrace. In addition, the existing doors to the roof terrace are to be replaced with doors of the same style.

Given the nature of neighbouring development which have roof terraces at this level, the proposed development is considered to be acceptable and would not be out of character in this context. The proposed design and materials would reflect the character and appearance of the host building and neighbouring ones which is accepted.

There will be no loss of daylight or outlook to neighbours. As there is an adjoining roof terrace, any overlooking is considered acceptable as it will be reciprocated by that currently existing from the adjoining terrace.

No objections have been raised in relation to the works. The application site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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



Daniel Pope  
Chief Planning Officer