

Application ref: 2022/1418/P
Contact: Amy Ly
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Date: 14 September 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Galvin Associates Architects
18 Murray Mews
London
NW1 9RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Flat A Flat 1st And 2nd Floor
Falkland Road
London
Camden
NW5 2PU**

Proposal:

Erection of a roof terrace on existing rear outrigger roof and replacement of second floor rear window with a door.

Drawing Nos: 8103-A-PP-02; 8103-A-EP-01; 8103-A-EX-01; Design and Access Statement; Re: Planning application at 31A Falkland Road, London, NW5 2 PU

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

8103-A-PP-02; 8103-A-EP-01; 8103-A-EX-01; Design and Access Statement;
Re: Planning application at 31A Falkland Road, London, NW5 2 PU

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

Informative(s):

- 1 Reasons for granting permission.

The proposed inset roof terrace would be located on the sloped rear roof of the existing rear outrigger. The proposed roof terrace is designed to be set in off the edge of the roof and it would measure 3.5m in depth and 2.6m in width. The simple metal railings would be set in 1.5m from the rear and 0.7m from each side of the flat roof, which would mitigate the visual impact of the feature and give it a subservient character when viewed from surrounding properties within the Kentish Town conservation area. Due to its detailed design of being set in, it would retain the overall roof form at the rear which is acceptable and is in keeping with the character and appearance of the terrace considering the other examples of rear roof terraces along this side of the street.

Replacement of the landing window on the second floor rear elevation to a door, to allow level access to the newly created roof terrace, would not be considered harmful to the character and appearance of the host building. No new views would be afforded into any neighbouring habitable windows.

It is not considered there would be any significant detrimental impact to residential amenity considering the appropriate set back and scale. The proposed terrace would not result in a significant loss of light or outlook considering the modest railing height and siting within the roof. A shared degree of overlooking from rear terraces facing the gardens and existing overlooking from the upper floor windows has been established in the terrace grouping. The proposed terrace, due to its location within the roof form is not considered to cause undue harm beyond what has been established. The roof terrace would serve a residential flat and it is not considered that the level of noise generated from such a use would be unduly harmful to the residential amenities of nearby and neighbouring properties.

No objections were received following statutory consultation. The Kentish Town Neighbourhood Forum made no comments. The site's planning history and relevant appeal decisions were taken into account when coming to this

decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer