

Application ref: 2022/1498/P
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Date: 10 October 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
www.camden.gov.uk/planning

Christopher Wood
12 Montagu Place
Marylebone
London
W1H 2ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 15
Atlantic House
128 Albert Street
London
NW1 7NE

Proposal: Increase in width of existing roof terrace.

Drawing Nos: 219-LP-01, 219-EX-00, 219-EX-01, 219-PL-01, 219-PL-02, 219-PL-03,
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: 219-LP-01, 219-EX-00, 219-EX-01, 219-PL-01, 219-PL-02, 219-PL-03, 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 proposal involves extending the existing roof terrace at the rear of Flat 15 Atlantic House (3rd floor) by approx. 900mm into the area of existing sloping roof by removing a small proportion of the metal roofing but keeping the form of the existing sloping roof line. This terrace would be similar in appearance to that approved at No.14 Atlantic House adjacent to the subject site. A glass privacy screen would be added to the rear and sides of the terrace and would match the height of the existing parapet wall, similar to that at No.14 next door.

The rear of Atlantic House has undergone several alterations and is not readily visible from the public realm. There is no overall rhythm or consistency of design of the rear roof slope of the host building and there is also a significant variation in the wider roof slope to the rear of the site. Although the proposal would increase the size of the existing rear terrace officers do not consider that this would be to a degree where it would appear as an incongruous or over dominant feature within this roofscape and would therefore be acceptable.

Given the angular location to the rear and being set away from neighbouring properties it is not considered the increased terrace would harm the amenity of neighbouring properties in terms of overlooking, overbearing or loss of light impacts.

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.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, it is considered the proposal would not harm the character and appearance of the host building and would preserve the character of the conservation area. The proposal would therefore be in accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017, the London plan 2021 and the NPPF 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



Daniel Pope
Chief Planning Officer