

Application ref: 2022/3723/P  
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Date: 14 December 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)

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4D Planning  
86-90 Paul Street  
3rd Floor  
London  
EC2A 4NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**10 Oakford Road**  
**Camden**  
**London**  
**NW5 1AH**

Proposal:

Enlargement of first floor rear window and erection of balustrade to rear terrace.

Drawing Nos: Location Plan; Design and Access Statement; 4D-109A\_E\_00; 4D-109A\_E\_01; 4D-109A\_P\_01; 4D-109A\_E\_02; 4D-109A\_P\_02\_RevA; 4D-109A\_E\_03; 4D-109A\_P\_03\_RevA; 4D-109A\_E\_04; 4D-109A\_P\_04\_RevA; 4D-109A\_E\_05; 4D-109A\_P\_05\_RevA; 4D-109A\_E\_06; 4D-109A\_P\_06\_RevA; 4D-109A\_E\_07; 4D-109A\_P\_07\_RevA.

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: Location Plan; Design and Access Statement; 4D-109A\_E\_00; 4D-109A\_E\_01; 4D-109A\_P\_01; 4D-109A\_E\_02; 4D-109A\_P\_02\_RevA; 4D-109A\_E\_03; 4D-109A\_P\_03\_RevA; 4D-109A\_E\_04; 4D-109A\_P\_04\_RevA; 4D-109A\_E\_05; 4D-109A\_P\_05\_RevA; 4D-109A\_E\_06; 4D-109A\_P\_06\_RevA; 4D-109A\_E\_07; 4D-109A\_P\_07\_RevA.

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal relates to the construction of a 1.1m high balustrade to the flat roof of an existing terrace, the lawful use of which was secured through a certificate of lawful development application that demonstrated that the roof terrace had been in place for over 4 years (ref 2021/3376/P). The development would also include the widening of the existing window facing the terrace to 1.2m wide.

The design of the proposal has been amended during the course of the application following advice from officer's in relation to the effects on the character and appearance of the site and the surrounding area. The design originally featured glass balustrades but this has been amended to metal railings which would be painted black. This is considered to be acceptable and would not be out of character in the context of the more traditional host building.

The replacement window is proposed to match the existing as closely as possible in terms of material, colour, and design, with the only change being the width. The increase in width is deemed to be appropriate.

Due to the location and height of the railings it would not have any impact on neighbouring amenity. The proposed window would not result in any significant increase in light spillage, overlooking and are not considered harmful to the amenity of neighbouring properties, and the works are considered to be acceptable and appropriate.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal 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](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-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer