

Application ref: 2022/4653/P
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Date: 1 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

Mr Harry Ryan
47 Carol Street
London
NW1 0HT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**47 Carol Street
London
NW1 0HT**

Proposal:

Erection of an access structure at roof level and the raising of the rear parapet in association with use of flat roof as a terrace.

Drawing Nos: N-RT969 dated October 2022, N-RT969/1 dated June 2011.

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: N-RT969 dated October 2022, N-RT969/1 dated June 2011.

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 Notwithstanding the details shown on the plans hereby approved, the chimney stack and pots at roof level shall be retained.

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 Reasons for granting permission.

The proposal is for the erection of an access structure to allow use of the existing flat roof as a terrace. The structure would protrude by 1.2m above the front parapet and 1.1m above the rear parapet. The substantial setback at the front by 2.8m means that the structure is unlikely to be visible from any nearby viewpoint on Carol Street or Greenland Street.

It is noted that an identical roof terrace access structure here was approved in 2011 (ref 2011/3417/P) but not implemented and that, unlike other similar properties nearby, the original butterfly roof has already been lost. Were the butterfly roof to have been still retained, the proposal is likely to have been resisted, especially as these are locally listed properties and rooflines are largely preserved. Current Local Plan policies on design and amenity as well as local site circumstances have not materially changed since that decision in 2011.

The structure would be lead-clad which is considered an appropriate material. The proposed structure would be no higher than the chimney stack on which it abuts and would not be unduly visible from any public views due to both its recessed position and the height of the host building. The rear parapet is to be raised to the height of the neighbouring properties' butterfly roof profiles. It is considered on balance that, due to the lack of visual prominence and the location of the building outside a conservation area, the proposed roof access structure would not result in demonstrable harm to the appearance of the host building or the terrace of which it forms part. The chimney stack and pots must be retained, despite some submitted plans not showing the latter, and a condition has been attached to ensure this.

The roof structure is not considered to have an adverse effect on neighbouring sunlight, daylight, privacy or outlook. Any overlooking as a result of use of the roof as a terrace to the rear of properties on Greenland Road would be from an oblique angle, similar to that of windows on lower levels of the façade. For this

reason it is not considered to result in any harmful overlooking of neighbouring windows or private garden areas.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.


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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer