

Application ref: 2023/1462/P
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Date: 7 July 2023

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

GTH architects
Studio 212
The Print Rooms
164 Union Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**78 New Oxford Street
London
WC1A 1HB**

Proposal:

Erection of new roof extension, louvred enclosure and pergola, installation of glazed balustrades and increased parapet height to create roof terrace

Drawing Nos: Site Location Plan 155-GTH-01-ZZ-DR-A-41220 P1 Rev A, 155-GTH-01-ZZ-DR-A-41221 P1 Rev A, 155-GTH-01-ZZ-DR-A-41222 P1 Rev A, 155-GTH-01-ZZ-DR-A-41223 P1 Rev A, 155-GTH-01-ZZ-DR-A-41224 P1 Rev A, 155-GTH-01-ZZ-DR-A-41225 P1 Rev B, 155-GTH-01-ZZ-DR-A-41226 P1 Rev B, 155-GTH-01-ZZ-DR-A-41227 P1 Rev B, 155-GTH-01-ZZ-DR-A-41228 P1 Rev B, Design and Access Statement Rev A

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:

Site Location Plan 155-GTH-01-ZZ-DR-A-41220 P1 Rev A, 155-GTH-01-ZZ-DR-A-41221 P1 Rev A, 155-GTH-01-ZZ-DR-A-41222 P1 Rev A, 155-GTH-01-ZZ-DR-A-41223 P1 Rev A, 155-GTH-01-ZZ-DR-A-41224 P1 Rev A, 155-GTH-01-ZZ-DR-A-41225 P1 Rev B, 155-GTH-01-ZZ-DR-A-41226 P1 Rev B, 155-GTH-01-ZZ-DR-A-41227 P1 Rev B, 155-GTH-01-ZZ-DR-A-41228 P1 Rev B, Design and Access Statement Rev A

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.

- 4 The roof terrace hereby approved shall be used by the occupiers of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 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 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.

- 3 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>.

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



Daniel Pope
Chief Planning Officer