

Application ref: 2023/1779/P
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Date: 13 August 2023

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

Landers & Associates
67 Riefeld Road
London
SE9 2RA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Spencer Mansions
18 Great Ormond Street
London
Camden
WC1N 3RB

Proposal:

Raising height of flat roof at rear of building, installation of safety balustrade to flat roof, installation of access hatch on front facing roof slope, and replacement of window to rear elevation at third floor level.

Drawing Nos: 22081-18GOST-100; 22081-GOST-101; 22081-18GOST-102A (Rev A); 22081-18GOST-103A (Rev A); 22081-18GOST-104A (Rev B); and Design and Access Statement (RS/ab/22081).

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:

22081-18GOST-100; 22081-GOST-101; 22081-18GOST-102A (Rev A); 22081-18GOST-103A (Rev A); 22081-18GOST-104A (Rev B).

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 approved enclosed roof area shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: In order to safeguard residential amenity at the property in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for works relating to the roof of the building, including raising the height of the existing flat roof to the rear by approximately 200mm to accommodate the installation of insulation above existing roof coverings, the erection of balustrading to the flat roof area to serve as edge protection, the replacement of an existing window on the rear elevation and the installation of a roof access hatch on the front roof slope.

The flat roof area is located to the rear of the site, behind the pitched roofs. The raising of the flat roof would not require any changes to the parapet walls or alteration of the adjacent pitched roofs. As such, the roof form would not be significantly altered, and the changes would have very limited visibility from the public realm. The existing casement window to the rear elevation would be replaced by a double-glazed timber sash window to match the other windows on this elevation. The proposed design and materials would be an improvement and would enhance the character and appearance of the conservation area.

The balustrading to the flat roof of the building would be constructed of black powder coated steel and would measure approximately 1100mm above the roof level. Due to their position at the rear of the building, they would be obscured from views from street level. Additionally, the design of the balustrading is simple and the materials used are respectful of the context of

the building and the surrounding area. The access hatch in the front roofslope would have limited visibility from street level because of the pitch of the roof. Therefore, the balustrading and access hatch are acceptable as minor additions that would not harm the character and appearance of the conservation area. As such, the proposal, by way of its design, scale, siting, and materiality, would not harm the character and appearance of the building or wider conservation area.

Given the site context and limited nature of the proposed works, it is not considered that they would have an adverse impact on the amenities of neighbouring properties with regards to outlook, light or privacy.

No objections were received prior to the determination of this application, and the Bloomsbury Conservation Area Advisory Committee made no comment. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development 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) 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

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

Daniel Pope
Chief Planning Officer