

Application ref: 2023/1939/P
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Date: 27 July 2023

Development Management
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Rodic Davidson Architects
1 Pied Bull Yard
London
WC1A 2AE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Gilbert Place
London
Camden
WC1A 2JD

Proposal: Erection of a roof extension, introduction of steps from pavement, addition of three obscure glazed windows to the side elevation, the installation of slimlite double glazing into existing frames on front elevation and the installation of black painted metal window boxes

Drawing Nos: 29GP_EX.SLP; 29GP_EX.01.001; 29GP_EX.01.002; 29GP_EX.01.003; 29GP_EX.02.001; 29GP_EX.02.002; 29GP_EX.02.003; 29GP_EX.02.004; 29GP_GA.01.001 C; 29GP_GA.01.002 C; 29GP_GA.01.003 E; 29GP_GA.02.001E; 29GP_GA.02.002 E; 29GP_GA.02.003 C; 29GP_GA.02.004 E; Design and Access Statement prepared by Rodic Davidson Architects dated May 2023; Daylight and Sunlight Assessment prepared by The daylight lab dated April 2023 (Scheme 2)

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 29GP_EX.SLP; 29GP_EX.01.001; 29GP_EX.01.002; 29GP_EX.01.003; 29GP_EX.02.001; 29GP_EX.02.002; 29GP_EX.02.003; 29GP_EX.02.004; 29GP_GA.01.001 C; 29GP_GA.01.002 C; 29GP_GA.01.003 E; 29GP_GA.02.001E; 29GP_GA.02.002 E; 29GP_GA.02.003 C; 29GP_GA.02.004 E; Design and Access Statement prepared by Rodic Davidson Architects dated May 2023; Daylight and Sunlight Assessment prepared by The daylight lab dated April 2023 (Scheme 2)

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

A) Samples and manufacturer's details of new all facing materials

B) Plan, elevation and section drawings, including jambs, head and cill, of all new window at a scale of 1:10

Reason: To ensure that the external appearance of the building is satisfactory and that it preserves the character and appearance of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 5 Prior to the occupation of the development hereby permitted, the high-level windows on the side elevation of the extension, as labelled on drawing 29GP_GA.02.002 E shall be fitted with obscure glass be non-opening, and the windows shall be retained as such for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed mansard roof extension is considered to be acceptable. The front elevation of the mansard would be at an angle of 70 degrees with a vertical rear elevation and set behind the front parapet in accordance with the 'Home Improvements' CPG. The extension would feature traditional detailing with two front dormer windows and two rear windows that match the position,

detailing and size of the windows to the floors below. Two rooflights are proposed to the upper roof level which would not be visible. The front railings are small and would not dominate the window features and are therefore acceptable. The front and rear elevation windows would be timber sash windows and the extension would be clad in slate which are in keeping with the original materiality and design.

It is considered that the proposed roof extension is of an appropriate design and mass, and would therefore be in keeping with the appearance of the host building and conservation area.

The proposed replacement of single glazed window units with double glazed fenestration is considered acceptable in terms of style, design and materials and would preserve the character and appearance of the building. The three new windows two the side elevation would not be visible from the street and the proposed installation of a new front door and black painted metal window boxes are also considered minor alternations and are acceptable.

The proposed mansard roof extension would result in some loss of daylight/sunlight to rear windows at no.39 Museum Street serving kitchen / living spaces. Two windows would see losses of 30% and 21% which are only just above the BRE recommendation of 20% and the third would see a loss of 39%. However, this window already receives very low levels of light (below BRE recommendations) and it is acknowledged that any minor reduction in vertical sky component (VSC) would result in disproportionately high percentage losses.

Given their existing light levels and location in a dense urban environment, the proposed development is not considered to materially worsen neighbouring light levels to such an extent as to refuse the application for this reason.

Due to the side elevation windows being obscure glazed there would be no overlooking of the neighbouring windows, a condition shall secure their retention as such. The replacement windows, the new front door and window boxes would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

One comment was received during the course of the consultation period raising concerns regarding the loss of sunlight to a rear window at no.50/51 Great Russell Street. The submitted daylight assessment demonstrated that although there would be a very minor reduction in daylight, this would still be in keeping with BRE recommendations and the reduction would not be noticeable to residents. Therefore the light reduction in daylight is considered acceptable in this instance.

The site's planning history and relevant appeal decisions were 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 Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 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.

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-householder-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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer