

Application ref: 2023/0098/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 11 January 2024

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

Ingleton Wood LLP
8 Whiting Road
Norwich Business Park
Norwich
NR4 6DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Earlham Street
London
WC2H 9LA

Proposal:

Removal of Condition 4 of planning permission ref PSX0004538 dated 17/04/2002 provide access onto the eastern part of the roof for use as a breakout and entertaining space ancillary to the office use and the installation of external bi-folding doors within the existing glass extension at fifth floor level (part retrospective).

Drawing Nos: 813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

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:

813382-IWD-XX-XX-DR-B-1000 P01; 813382-IWD-XX-XX-DR-B-1200 rev P01; 813382-IWD-XX-XX-DR-B-1201 rev P01; 813382-IWD-XX-XX-DR-B-1202 rev P01; 813382-IWD-XX-05-DR-I-2230; 813382-IWD-XX-XX-DR-B-1100 S2 P01; 813382-IWD-XX-05-DR-A-2530 rev P1; 813382-IWD-XX-RP-DR-I-2560; 813382-IWD-ST-SK01 rev P01; Details of the proposed doors prepared by ARC Glazing dated 20/02/2023; Planning Statement prepared by Ingleton Wood dated March 2023; Noise Management Plan prepared by Ingleton Wood dated March 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The use hereby permitted shall not be carried out outside the following times: 08:00 hours to 19:00 hours on Monday to Friday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the roof terrace hereby approved in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the use of the 5th floor roof terrace a noise management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 6 The 5th floor bi-folding doors hereby approved shall not be opened between the hours of 19:00 hours to 08:00 hours and shall remain locked during these times.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 7 The southern section of the roof at 5th floor level fronting Shelton Street shall not be used as an external seating area and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies D1 and A1 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 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.

- 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 The applicant is reminded that the permission relates only to the bi-folding doors and use of the roof, and does not grant planning permission for any other structures to be erected on the terrace.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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 within a light gray rectangular box.

Daniel Pope
Chief Planning Officer