

Application ref: 2024/0024/P  
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Date: 10 May 2024

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cardoe Martin Ltd  
13b St George Wharf  
London  
SW82LE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Paramount Court**  
**41 University Street**  
**London**  
**EC1E 6JP**

Proposal:  
Replacement of flat roof covering to the main roof, roof plant rooms, and low level roofs to the rear of the property, including slight raising of height of some roofs and installation of safety rails.

Drawing Nos:  
23052-13-E-1; 23052-13-E-2; 23052-13-E-3; 23052-13-E-4; 23052-13-E-GA; 23052-13-E-7; 23052-13-E-8; 23052-13-P-1; 23052-13-P-2; 23052-13-P-3; 23052-13-P-4; 23052-13-P-5&6; 23052-13-P-7; 23052-13-P-8; 23052-13-P-R; Location Plan; Design and Access Statement (prepared by Cardoe Martin, dated 03/01/2024).

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:

23052-13-E-1; 23052-13-E-2; 23052-13-E-3; 23052-13-E-4; 23052-13-E-GA; 23052-13-E-7; 23052-13-E-8; 23052-13-P-1; 23052-13-P-2; 23052-13-P-3; 23052-13-P-4; 23052-13-P-5&6; 23052-13-P-7; 23052-13-P-8; 23052-13-P-R; Location Plan; Design and Access Statement (prepared by Cardoe Martin, dated 03/01/2024).

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the replacement of the roof covering to the flat roofs of the main roof, roof plant rooms, and low-level roofs to the rear of the property, including the slight raising of height of some roofs and installation of new safety rails at high level.

The host building is not listed or locally listed. It is located within the Bloomsbury Conservation Area.

The proposals include a range of minor works to the roof of the existing eight storey building. The works would maintain the appearance of the existing building and improve its insulation capabilities. Access arrangements for maintenance would also be improved. The works would not be clearly visible from streets around the site due to their siting at a high level, or to the rear of the building's facades. In terms of the scale of the existing building the works would be subordinate to the host property.

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 2013.

The amenity of the neighbouring properties would be respected in terms of day/sunlight, outlook, privacy, and noise disturbance, and due to the nature of the works, there would not be considered to be any significant negative impact.

Although the Bloomsbury CAAC initially objected to the proposal, they later

withdrew this following clarifications regarding the extent of proposed works. Otherwise, no objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 2023.

- 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](http://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.

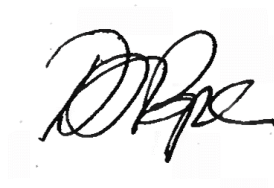
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

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