

Application ref: 2023/5351/P
Contact: Elaine Quigley
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Date: 24 July 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

Rackham Planning
2A High Street
Bristol
BS35 2AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24-28 Bloomsbury Way
London
WC1A 2SN

Proposal:

Creation of roof terrace at rear fifth floor level, including installation of associated privacy screens.

Drawing Nos: Existing:

RWE-INT-BLO-ZZ-DR-I-90-105. rev P00; Drawing no. 7 of 12 rev P1; 8 of 12 rev P0; 9 of 12 rev P0; 10 of 12 rev P0; 11 of 12 rev P0; 12 of 12 rev P0.

Proposed:

RWE-INT-BLO-ZZ-DR-I-90-103.P00; Terrace Elevation section AA 000.0G-00; Terrace Elevation Section BB 000-0G.00; Terrace Elevation Section CC 00-0G.00 rev 00.

Supporting documents:

Heritage Impact Assessment prepared by HCUK Group dated November 2023;
Terrace Noise Assessment prepared by 24 Acoustics dated 15/12/2023; Planning Statement prepared by Rackham Planning dated 18/12/2023; Operational Management Plan prepared by Rackham Planning.

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:

Existing:

RWE-INT-BLO-ZZ-DR-I-90-105. rev P00; Drawing no. 7 of 12 rev P1; 8 of 12 rev P0; 9 of 12 rev P0; 10 of 12 rev P0; 11 of 12 rev P0; 12 of 12 rev P0.

Proposed:

RWE-INT-BLO-ZZ-DR-I-90-103.P00; Terrace Elevation section AA 000.0G-00; Terrace Elevation Section BB 000-0G.00; Terrace Elevation Section CC 00-0G.00 rev 00.

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Operational Management Plan prepared by Rackham Planning.

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

- 3 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, has been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof terrace hereby permitted shall not be used outside the following times: 09:00 hours to 17:00 hours on Monday to Friday and shall not be used at weekends and Bank Holidays.

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 No amplified or live music shall be played on the roof terrace hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the use of the roof terrace hereby approved, an updated operation

management statement shall be submitted to and approved by the local planning authority and shall include details of the complaints resolution procedure (a noise complaint policy and noise procedure that would be put in place by the applicant to record the date, time, name and cause of action following any neighbour complaints), contact names and details of any review process. The operational management statement shall be adhered to throughout the period of its use.

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 Prior to the commencement of development, the details including colour and finish of the 1.8 metre high privacy screen shall be submitted to and approved in writing by the local planning authority.

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 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.
- 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 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.

- 4 The applicant is advised that any lighting associated with the roof terrace hereby approved may require planning permission.


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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer