

LB Camden  
Camden Town Hall  
Judd Street  
London  
WC1H 9JE

### **Planning Statement – 8b Orde Hall Street – Renewal of Permission for Roof Terrace.**

This short statement has been prepared to support a renewal of permission for a roof terrace at 8b Orde Hall Street, London, WC1N 3JW.

There is an extant permission for a roof terrace on this site (2021/5573/P, Kate Henry), but the applicant will not be able to implement the permission before it expires on 4<sup>th</sup> February 2025. As such, this application simply reappplies for the same scheme, with the understanding that it should be approved given that the development plan has not changed in any way that would affect the permission since the previous application was granted.

The drawings have been reformatted and condensed for clarity, but there are no changes to design, dimensions, etc, from the previous scheme.

The previously submitted design and access statement is submitted as a reference. Should planners require a new DAS please contact us directly.

Given that the scheme and development plan remain the same (except for an emerging new Local Plan), and the scheme itself is relatively simple, we would hope that the application should be simple to determine. Should planners require any further information, or a site visit, please contact me directly on [owen@wardconservation.com](mailto:owen@wardconservation.com).

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### **General Scheme Review and Planning Position**

The scheme is for a roof terrace on a flat roof to the rear of 8b Orde Hall Street. Camden's Amenity CPG sets out that roof terraces are to be supported so long as there are not unacceptable impacts on overlooking, noise, etc. As such, the terrace was proposed with about 600mm width of permanent evergreen planting around its perimeter to prevent overlooking. The existing property does not benefit from any open space. As such, the scheme was accepted as being supported by the development plan and associated CPGs and was accordingly approved.

During consultation the Bloomsbury CAAC requested that the roof level be lowered slightly to further prevent overlooking. This was submitted as a revision. The current scheme also includes the lowered roof.

The decision notice states that the application was in accordance with Local Plan policies A1, A4, D1, and D2, while according with the London Plan and the NPPF.

Since that time, neither the Local Plan nor the London Plan has changed. As such, the scheme should still be in accordance with the extant development plan. There are no new neighbourhood plans in the area.

There is a new Local Plan in development which the local authority may weigh as a material consideration, but upon reading there are no significant differences which would conflict with this scheme. The NPPF has also been revised several times since the date of approval, but has not introduced any new policies which would affect the scheme.

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### **Conclusion**

Should planners raise any issues or have any questions about the scheme, please contact me directly to discuss these. We will be willing to submit revisions or clarify matters should that be necessary.

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