

Ms Louise Turley
FT Architects Ltd
Hamilton House
London
WC1H 9BB

Application Ref: **2014/7911/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Northington Street
London
WC1N 2JE

Proposal:
Existing flat roof converted to new roof terrace, erection of glass stair enclosure and associated external alterations.
Drawing Nos: 280_00_00, 280_00_01, 280_00_11 Rev A, 280_00_12 Rev A, 280_00_13 Rev A, 280_00_14 Rev A.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

280_00_11 Rev A, 280_00_12 Rev A, 280_00_13 Rev A, 280_00_14 Rev A.

Reason:

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

- 4 The roof terrace hereby permitted shall not be used outside daylight hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed glass balustrade to create roof terrace, stair enclosure and external alterations such as installation of solar panels are considered subordinate in scale and location to the host building and are of an appropriate design by virtue of the proposed lightweight materials and design. It is a resubmission of the previous extant permission but for the additional stair access enclosure.

The glass balustrade, solar panels and stair enclosure which was revised by reducing the height lower than the balustrade and to be of lightweight glass material, is considered not to detract from the conservation area, as it is similar in appearance to a number of other developments (namely balustrades) located along King's Mews and Northington Street.

Considering the proposed glass balustrade is of a modest height and similar to other balustrades in the area it is considered that it would not have a harmful effect on the building or the Bloomsbury Conservation Area. The proposed solar panels are considered acceptable as they are located below the glazed balustrade and would not be visible from the street.

Due to its location, it would not significantly harm the amenity of any adjoining

residential occupiers in terms of loss of light, outlook, enclosure.

A significant amount of overlooking along Northington Street and Kings Mews is already allowed by the existing balcony at third floor and the close proximity of the buildings located on the corners of Northington Street and King's Mews. The wider area has a number of roof terraces and high level balconies which allow for mutual overlooking. A condition was added to the previous permission. The condition required that the roof terrace shall not be used outside daylight hours. It is proposed that the same condition be applied to this application.

It is considered unlikely that the proposed solar panels would have a negative impact on the amenity of any adjoining neighbours.

6 neighbours were consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment