

Appeal Correspondence for:

Appeal Reference: 2014/6785/P &

<u>RECIPIENT NAME</u>	<u>RECIPIENT ADDRESS</u>	<u>RECIPIENT TYPE</u>	<u>DATE</u>
1 Richenda Walford	1 Crestfield Street London WC1H 8AT		13/03/2015
2 Richenda Walford	1 Crestfield Street London WC1H 8AT	OTHER	19/03/2015
3 Owner/Occupier	57 Birkenhead Street London WC1H 8BB	NEIGHB	19/03/2015
4 Bloomsbury CAAC	Hugh Cullum Architects 61B Judd Street London WC1H 9QT	CONSLT	19/03/2015
5 Building Control Access (E	Building Control 6th floor Town Hall Extension INTERNAL	CONSLT	19/03/2015
6 Owner/Occupier	56 Birkenhead Street London WC1H 8BB	NEIGHB	19/03/2015
7 Owner/Occupier	1 Crestfield Street London WC1H 8AT	NEIGHB	19/03/2015
8 Owner/Occupier	57A Birkenhead Street London WC1H 8BB	NEIGHB	19/03/2015
9 Owner/Occupier	2 - 4 Crestfield Street London WC1H 8AT	NEIGHB	19/03/2015
10 Owner/Occupier	Maisonette 2nd And 3rd Floor 54 - 55 Birkenhead Street London WC1H 8BB	NEIGHB	19/03/2015

Owner/Occupier
56 Birkenhead Street
London
WC1H 8BB

Application Ref: **2014/6785/P & 2014/7003/L**
Associated Ref:
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 March 2015

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
NOTIFICATION OF AN APPEAL

Address : 54 Birkenhead Street
London
WC1H 8BB

I am writing to let you know that the Council has been notified of an appeal which has been made to the Planning Inspectorate of the Department for Communities and Local Government.

The appeal concerns an application for;

Installation of roof terrace at 2nd floor level with timber glazed doors & increased in height of the existing parapet wall with new stone coping, and to installation of an obscure glazed panel attached to black painted metal railings.

The appeal is to be decided by an Inspector from the Planning Inspectorate on the basis of an exchange of written statements between the people who have made the appeal and the Council, followed by a site visit.

If you sent any written comments to the Council about the original application for planning permission, these will be copied and forwarded to the Planning Inspectorate and the people who have made the appeal. These comments will be taken into account by the Inspector in deciding the appeal.

If you wish to make any comments about the appeal, please send **3** copies of your letter to the Planning Inspectorate. They will then distribute copies to the Council and to the person making the appeal. Please do not send your comments directly to the Council.



Any letters should be sent by **16 April 2015** to;

**The Planning Inspectorate
Room 3/19 Eagle, Temple Quay House
2 The Square, Temple Quay, Bristol BS1 6PN;**

Alternatively, you can email correspondence to appeals@pins.gsi.gov.uk, or make comments on the case online at www.pcs.planningportal.gov.uk/pcsportal.

You should also write to this address to request a copy of the appeal decision letter.

Please make sure that any correspondence sent to the Planning Inspectorate quotes the Planning Inspectorate's appeal reference number: **APP/X5210/A15/3005298 & 3005299**

If there is any aspect of this case that you would like to discuss, please contact the above named officer.

If you need any further information on the procedure for the appeal or if you require a copy of the booklet 'Guide to taking part in planning appeals' please ring the Planning Technician on **020 7974 1029/2047**.

Culture and Environment Directorate

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6785/P	Richenda Walford	1 Crestfield Street WC1H 8AT WC1H 8AT WC1H 8AT	26/11/2014 10:49:46	OBJ	<p>We object to the use of the flat roofs as “amenity space”. If this were done our property, and others, would be overlooked. In this area the properties are packed tightly together. Any roof space opened up like this would result in other properties being overlooked. If one owner is given permission to do it then that would be used as justification for requests from owners of other buildings. This would be detrimental to the Conservation Area. We note that the host building already has some amenity space and a drive, probably amounting to more outdoor space than many properties in the area enjoy.</p> <p>We see that the applicant is indeed using the small terrace/balcony on no 7 Argyle Square to justify their application. This terrace/balcony was built (indeed the whole back section of this listed building was demolished and rebuilt) without planning permission. The owner put in a post-event application. We objected, on the same grounds that we are using here, and, shockingly permission was granted. The terrace/balcony is totally out of character and it allows overlooking of the neighbouring amenity space behind. The building behind, a block of flats, is of modern design and that is the only possible explanation we have for why the terrace/balcony was permitted. This special condition does not apply to the Birkenhead applications.</p> <p>If a screen is inserted around the terrace to overcome the overlooking problem, it would have to very tall and opaque. This would make it very visible and totally out of character in this Conservation Area, on a Listed building. And what design could possibly be used that would look right? Houses of this date and type were never built with roof terraces so there is no design that will look good. For the railings people think you can replicate the design of those at the area/pavement. But this will not look right since these railings were never used at roof level.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6785/P	Richenda Walford	1 Crestfield Street WC1H 8AT WC1H 8AT	19/11/2014 12:01:08	COMMNT	<p>2014/6785/P and see also 2014/6786/P</p> <p>This must be about the 3rd or 4th application for the same thing - roof terraces, on one or both of this pair of buildings. Below are the comments we lodged when the last version of this application was lodged : 2014/3959/P - July 2014. In the law this type of repeated applications are known as "vexatious" and they are banned. Can you please turn this one down and ban anymore? Thank you</p> <p>This is a listed building in a conservation area. These buildings were not designed to have roof terraces and it is not possible to add them sympathetically. No roof terrace is going to enhance the conservation area.</p> <p>We object to roof terraces on any buildings in this very densely packed area. They always bring problems of overlooking and noise intrusion. If anyone gains permission then what is to stop them all having roof terraces? That would be very detrimental to the nature of the area.</p> <p>This particular building is listed and in a Conservation Area. The proposed roof terrace would be clearly visible from St Chad's Street.</p> <p>This is at least the second time we have responded to an almost identical application. Please refer to our previous response which can only have been a few months ago. This issue has been discussed at a FoAS committee meeting and these views were agreed by the committee.</p> <p>I write as secretary of the Friends of Argyle Square.</p>

The JTS Partnership
Number One
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

Application Ref: **2014/7003/L**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 January 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
54 Birkenhead Street
London
WC1H 8BB

Proposal:

Installation of roof terrace at 2nd floor level with timber glazed doors & increased in height of the existing parapet wall with new stone coping, and to installation of an obscure glazed panel attached to black painted metal railings.

Drawing Nos: JTS/IOLM/KingsCross/PLA/01, MJD/so/IOLM/Kingscross/PLA, 200 01, 203 01, 204 01, 206.1 03, 210, 207.1 03.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed increased in height of the parapet and installation of glazed screen at second floor rear level, by virtue of the form, design and prominent position, would detract from the external appearance of the listed building to the detriment of its special character and architectural interest contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP25 (Conserving Camden's



heritage) of the London Borough of Camden Local Development Framework
Development Policies.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment

The JTS Partnership
Number One
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

Application Ref: **2014/6785/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

13 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
54 Birkenhead Street
London
WC1H 8BB

Proposal:
Installation of roof terrace at 2nd floor level with timber glazed doors & increased in height of the existing parapet wall with new stone coping, and to installation of an obscure glazed panel attached to black painted metal railings.

Drawing Nos: JTS/IOLM/KingsCross/PLA/01, MJD/so/IOLM/Kingscross/PLA, 200 01, 203 01, 204 01, 206.1 03, 210, 207.1 03.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed increased in height of the parapet and installation of glazed screen at second floor rear level, by virtue of the form, design and prominent position, would detract from the external appearance of the listed building to the detriment of its special character and architectural interest and fail to preserve or enhance the character and appearance of the Bloomsbury Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London



Borough of Camden Local Development Framework Core Strategy and to policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment

Delegated Report		Analysis sheet	Expiry Date:	28/04/2014
		N/A / attached	Consultation Expiry Date:	27/03/2014
Officer			Application Number(s)	
Obote Hope			1.) 2014/6785/P 2.) 2014/7003/L	
Application Address			Drawing Numbers	
54 Birkenhead Street London WC1H 8BB			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1.) Erection of obscured glazed balustrade, following the increased in size of the existing parapet wall at second floor level to rear elevation to create a roof terrace and associated alterations to include the replace of existing 1 x UPVC windows with timber glazed doors.</p> <p>2.) Erection of obscured glazed balustrade, following the increased in size of the existing parapet wall at second floor level to rear elevation to create a roof terrace and associated alterations to include the replace of existing 1 x UPVC windows with timber glazed doors.</p>				
Recommendation(s):		Refuse Planning Permission and Listed Building Consent		
Application Type:		Full Planning Permission and Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A press notice was published between 21/11/2014 and 12/11/2014 A site notice was displayed between 27/11/2014 and 12/12/2014</p> <p>Objection received from 1 Crestfield Street a summary of the consultation are as follows;</p> <ul style="list-style-type: none"> • The roof terrace would be totally unacceptable due to over-looking and noise • The proposed balustrade is out of character with the historic building • The proposal fails to enhance and protect the historic fabric of the building 					
CAAC/Local groups* comments: *Please Specify	No response received at the time of this.					

Site Description

The site contains two terraced buildings, which are three storeys plus basement and mansard level. The buildings are Grade II listed and located within the Bloomsbury Conservation Area.

The site is currently used by Women @ the Well (a registered charity) as training rooms, meeting rooms, administrative offices and overnight accommodation for field charity workers and as residential convent accommodation by Mercy Sisters of the Institute of Our Lady of Mercy. Women @ the Well provide support to vulnerable women particularly those involved in street prostitution.

To the rear there is a yard which is used for parking and amenity space. The vehicular access is via a garage door fronting St Chad's Street.

Relevant History

CTP/L14/9/A/21609 Construction of a vehicular access to garage at the rear. Approved 05/11/1975

2005/3924/P Change of use from hotel use (Class C1) to a mixed use comprising non self contained residential accommodation (Sui Generis), training/meeting rooms (Class D1), offices (Class B1) and associated functions for a charity, new external door at ground floor level to the rear elevation and lean-to smokers shelter and platform goods lift in the rear yard. Granted on 12/04/2006 subject to a S106.

2013/0677/P Application under Section 106A (3) to modify a legal agreement and remove clause 4.1 (car cap) of the S106 associated with planning permission ref: 2005/3924/P dated 12/04/2006 (for change of use from hotel to a mixed use comprising non-self-contained residential accommodation, training rooms and offices). Refused on **21/03/2013**.

2013/0462/P and 2013/0484/L Replacement of existing UPVC windows with timber glazed doors, and of existing railings around 1st & 2nd floor rear flat roof areas with black metal railings and willow screens to form external terrace amenity areas, and installation of new railings at basement level. **Refused 28/03/2013**.

2013/4831/P and 2013/4971/L Installation of new railings at rear basement level to existing mixed use (D1/B1) building. **Granted 22/10/2013**.

2013/4958/PRE Proposed new roof terraces on existing flat roofs as shown on drawings.

2014/1497/P and 2014/1547/L Erection of obscured glazed balustrades and parapets at first and second floor level to rear elevation to create 2 roof terraces and associated alterations to include the replace of existing 2 x UPVC windows with timber glazed doors in connection with residential units (Class C3) and interview room (Class D1). Refused 28/04/2014

2014/3595/P and 2014/4087/L Replacement of one UPVC window with single timber glazed door, removal of existing open railings to rear elevation and erection of 1.1 metre high black balustrade railing

Relevant policies

LDF Core Strategy

CS5 - Managing the impact of growth and development

CS9 - Achieving a successful Central London Borough of Camden

CS14 - Promoting high Quality Places and Conserving Our Heritage

Development Policies

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP28 - Noise and vibration

Bloomsbury Conservation Area Appraisal and Management Strategy 2011 pages 116, 118-9

Camden Planning Guidance 2013

CPG1 Design - chapters 1-3 and 5

CPG6 Amenity - chapters 1 and 7

London Plan 2011

NPPF 2012

Assessment

1. Background

1.1 In 2014 (2014/3959/P and 2014/4087/L) planning permission was refused for the installation of railings for the provision of terraces at 2nd floor level (including associated alterations to windows) for the following reasons:

- The proposed roof terraces, by reason of their position and proximity to neighbouring residential accommodation at no.1 Crestfield Street, would lead to a harmful degree of overlooking to habitable rooms and the amenity space of that property.

1.2 The listed building consent associated with the planning application was granted consent as the proposed railings were acceptable in design. However, the railing proposed would not overcome the issues for the proposed terrace in terms of loss of privacy and overlooking into the neighbouring residential properties.

1.3 This application follows various applications for proposed external terrace. However, of relevance would be planning application 2014/1497/P which follows pre-application advice that was given in 2013, this is due to the similarity in its design and the discussions between the planning authority and the agent at the pre-application stage and once the planning applications were submitted, the outcome of these discussions were that the proposal would not be acceptable in design due to the impact of the proposal with the architectural integrity of the listed building. The application relates to: The erection of obscured glazed balustrades and parapets at second floor level and the main difference in this application and the refused planning and listed building consents is that there is no first floor terrace being proposed, and as such, it's proposed to create a roof terrace to the northeast elevation.

1.4 Comments from the Conservation Officer during the assessment of the application (2014/1497/P and 2014/1547/L) noted that: *"The raised parapet walls with privacy screening would harm the appearance of the listed building as they would increase the bulk and height of the rear additions and result in undue prominence of the new roof terraces. They would be clearly visible from surrounding buildings as well as from St Chad's Street and it is considered that they would fail to preserve or enhance the character and appearance of the Bloomsbury Conservation Area. There are no objections in design in terms of the timber glazed doors at rear second floor and second floor level".*

1.5 It should be noted, the elevational alterations to the main building, namely the proposed replacement of the window with new door to provide access to the terrace did not form part of the reasons for refusal. This element remains unchanged as part of the current application as the proportions, timber finish and detailing are appropriate to the appearance of the building.

2. Proposal

2.1 Planning permission and listed building consent are sought for:

- Raise the existing parapet wall by 1.0m including new stone coping, and to fix a .08mm obscure glazed panel attached to black painted metal railings.
- The replacement of a UPVC window with timber glazed doors at rear second floor level.

2.2 Assessment

2.3 The main issues to assess in this application are:

- The design and the impact on the listed building and conservation area; and
- The impact on the amenity of surrounding occupiers

3. Design

3.1 The proposed 791mm balustrade would be installed around the perimeter of the roof at second floor level; the proposed terrace would be approximately 2.9m (width) x 2.2m (depth), paved, screened with series of metal railings surmounted on the proposed obscure safety screen.

3.2 The proposed roof terrace would increase the size and bulk of the rear at second floor level by constructing the parapet wall approximately 1m in height to the rear elevation at second floor level, this along with the proposed metal balustrade with obscured glazed screen would result in a inappropriate screening and when combined would be approximately 1.8m in height. The proposed terrace would be insensitively designed as the balustrade would be mounted on obscured glazing would significantly alter the rear elevation that would result in a terrace with a mixture of various screening measures that would be highly visible from the public domain that would have a detrimental impact to the rear of this 19th-century building.

3.2 The proposed roof terrace is located towards the southwest elevation. However, due to the high location combined with the distance from the public realm and the additional bulk being proposed, would have a visual impact in terms of prominence from the adjacent St Chad's Street, when compared to those previously refused, this scheme does not offer the opportunity to improve the appearance of the rear of the building as the existing simple balustrade would be combined with glazed screening are considered functional rather than appropriate.

3.3 The Conservation area officer considers the obscured glazed balcony as an alien and modern form at high level screening on the rear of this 19th-century building, visible in views along the rear of the listed terrace from within the conservation area. Therefore, the proposed design would harm the special interest of the listed building and its listed neighbours and the character and appearance of the conservation area. Therefore, the proposed scheme would be contrary to DP24, DP25 and CS14.

4. Impact on the amenity of surrounding occupiers

4.1 The amenity concerns that were raised, in particular overlooking, was addressed in the decisions and officer reports on the previous applications on this site.

4.2 Camden's policies and guidance seek to ensure that development does not adversely impact the amenities of existing and future neighbouring occupiers. Design guidance CPG1 state that proposed terraces should not provide views into habitable rooms or the garden area closest to the dwelling-house. CPG6 says that development should be designed to protect the privacy of existing dwellings to a reasonable degree. CPG 6, also emphasize that. To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies)

4.3 In regard to 2013/0462/P & 2014/1497/P the officer assessment was explicit in that:

'There is a hotel immediately adjacent to the north of the site at 56 Birkenhead Street. At numbers 2-4 Crestfield Street, there is the Crestfield Hotel and at number 1 Crestfield Street is a residential property. There would be approximately 10m between the edge of the closest wing of the proposed roof terrace at second floor level and a bedroom window for number 1 Crestfield Street. Whilst there is an existing element of overlooking between the rear windows of Birkenhead Street and Crestfield Street it is considered that the proposed terraces would significantly worsen the situation and increased the loss of privacy for residential occupiers at 1 Crestfield Street, and as such, the proposal would not be contrary to guidance contained within CPG1, CPG6 and policies CS5 and DP26. However, as the scheme is proposed the high level of the screen would mitigate this impact to any significant degree, and were the height of the screen to be raised, would only become more prominent and the harm to the host building and CA'

4.4 In this instance, there would be a distance of approximately 13.1m from the rear and 11.1m from the flank elevation of No. 1 Cressfield Street. All windows at upper floor levels are bedrooms to residential accommodation. As per guidance within CPG6:

4.5 Whilst there is an existing element of overlooking between the rear windows of Birkenhead Street and Crestfield Street, it is considered that the proposed terrace, with an area of approx. 6.3sqm, would not significantly worsen the impact in terms of loss of privacy for residential occupiers at 1 Crestfield Street due to the height of the proposed screening.

5. Conclusion

5.1 The proposed increased in height of the parapet wall and obscured screening would not serve to preserve or enhance this part of the conservation area and thus cause harm to the character and appearance of the existing listed building and rear of this terraced group which was considered worthy of protecting. For the reasons above the proposal is considered unacceptable in relation to policies: CS14; DP24; DP25 of the LDF and planning guidance CPG1 of the planning guidance. Futhermore, of material weight would be the Bloomsbury conservation area which the proposed design would detract from. It is recommended that planning permission and listed building consent are refused.

5.2 In view of the previous rejections of this scheme, either for overlooking, or for harms caused by attempts to prevent overlooking, it may be that no terrace is possible at this location.

5. Recommendation

5.1 Refuse Planning Consent

5.2 Refuse Listed Building Consent

LONDON BOROUGH OF CAMDEN
FIND OUT ABOUT PLANNING APPLICATIONS IN YOUR AREA

Town & Country Planning Act 1990 (as amended) : Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended). The following applications to carry out development or works at the properties listed have been received by the Council.

Codes: P – planning; L – listed building (including approval of details) : A – advertisements

Application Number	Address	Description	Application Number	Address	Description
Major Applications					
2014/6968/P	Kings Cross Central Development Zone B (Building B5) / 4 Pancras Square York Way N1C 4AG	Reserved matters relating to Development Zone B (Plot B5), for the erection of an 11 storey building, plus lower ground and basement levels, for use as offices (Class B1) on upper floors and retail (Class A1) at ground and lower floor levels, roof top garden and landscaping as required by conditions 6, 9, 10, 12, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 50A, 51, 56, 60, 64-67 of outline planning permission granted 22/12/2006 subject to a S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development.	2014/6793/P	74 Chancery Lane, WC2A 1AD	Change of use of lower ground and ground floor unit from retail (A1) to commercial (A1/A2/A3).
			2014/6913/P	74 Marquis Road, NW1 9UB	Erection of a bike shed and a bin store, improvements to the front garden through addition of hedges and plantings and improvements to paved area.
			2014/7134/P	77 Parkway, W1 7PU	Erection of single storey timber clad extension to rear with provision for storage of 9 bicycles outside.
			2014/7018/L	9 Eton Villas, NW3 4SX	Details of design of proposed external doors shown on west elevation as required by condition 3 of listed building consent (2014/3804/L) dated 08/08/2014 for external repair works, internal works, and various alterations.
All Other Applications					
2014/6123/P	10 Sharpleshall Street, NW1 8YN	Retention of solid roof, rooflight and wooden and metal balustrade to rear roof terrace in connection with single-dwelling-house (Class C3).	2014/6269/P	40 Greville Street, EC1N 8PJ	Installation of new shopfront.
2014/6978/P	106 Savernake Road, NW3 2JR	Extension to Loft Apartment	2014/6624/L	British Museum Great Russell Street WC1B 3DG	The removal of 10 signage stele in the Great Court and Room 24 and the making good of floor.
2014/5528/P	13 Thanet Street, WC1H 9QL	Replacement enlarged window to rear ground floor elevation. Replacement doors to rear conservatory.	2014/6811/P	Carlow House Carlow Street NW1 7LH	Replacement of existing windows and ground-floor entrance doors.
2014/5852/L	13 Thanet Street, WC1H 9QL	Replacement enlarged window to rear ground floor elevation. Replacement doors to rear conservatory. Removal of internal kitchen door leading to conservatory.	2014/6947/L	Christ Apostolic Church, Highgate Road, NW5 1JY	Internal works for removal of asbestos residue from walls and pipework and replacement of boiler. External works for installation of flue and 2 x vents to front elevation.
2014/6862/P	136 Fleet Road, NW3 2QX	Conversion of existing house into 3 self-contained flats.	2014/6799/P	38 Museum Street, WC1A 1LP	Conversion of second and third floor office space (B1) within No 37 Museum Street to residential accommodation (C3) and ancillary alterations and refurbishment of first, second and third floors within 37 and 38 Museum Street.
2014/7147/P	180 Albany Street, NW1 4AW	Alterations to fenestration.	2014/7114/L	38 Museum Street, WC1A 1LP	Conversion of second and third floor office space (B1) within No 37 Museum Street to residential accommodation (C3) and ancillary alterations and refurbishment of first, second and third floors within 37 and 38 Museum Street affecting both exterior and interior of a Grade II Listed Building.
2014/6765/P	188 Drury Lane, WC2B 5QD	Installation of shopfront.	2014/6852/L	Midland Goods Shed and Handyside Canopies, Wharf Road, York Way N1C 4UZ	Details in relation to condition 3 (replacement windows) of listed building consent 2014/1436/L, 13/06/14, for; Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alteration and refurbishment works to provide a total of 3385sqm of retail floorspace (Class A1) and 3838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities.
2014/6863/L	20 Fitzroy Square, W1T 6EJ	Removal of existing asphalt roof finish and ply sheathing. Reinstatement of slate roof finish over existing sarking boards with lead flashings, hips, gutters and parapet cappings. Enlargement of central roof access dormer towards rear for safer access. Additions of insulation quilt between and over ceiling joists to bring the roof up to current standards.	2014/6774/P	Servite Houses Goldsmith House Park Village East NW1 3SX	Removal of existing timber box frame double hung single glazed windows and matching glazed doors and renewal with PVC double glazed vertical sliding sashes and doors all to match existing.
2014/6880/P	21 Baldwins Gardens, EC1N 7UY	Extension to the rear & additional 4th floor, re-configuration of the 1st to 3rd floors retaining office use, and change of use to 2x residential units at 2nd to 4th floors.	2014/6611/P	The Brunswick Marchmont Street WC1N 1AE	Discharge of condition 5 (in accordance to approved plans) granted under reference 2013/3469/P dated 14/11/13.
2014/7225/P	22 Courthope Road, NW3 2LB	Erection of a brick boundary wall and pillars, wrought iron gate and bin and cycle storage in the front garden to dwelling house (Class C3).	2014/7027/L	The Ready Money Fountain, The Boardwalk, Regen's Park, NW1	Maintenance, granite and marble cleaning and stone repairs and repairs to existing drinking water supply and waste including new purpose made bronze insert basins.
2014/6804/P	23B Tavistock Place, WC1H 9SE	Extension to first floor office to the rear with associated alterations, including new external amenity spaces to first and second floors and secondary means of escape.	2014/5157/P	24 Cambridge Circus, WC2H 8AA	Variation of hours of operation in relation to condition 3 of 2014/3237/P for; change of use of basement and ground floors from restaurant to mixed use restaurant and takeaway. Current hours; Sunday to Wednesday: 0800 - 0000hrs & Thursday to Saturday: 0800 - 0100hrs Proposed hours: Sunday - Wednesday 07:00 to 00:00 and Thursday - Saturday 07:00 - 01:00 (Amended description)
2014/5727/P	26 Roderick Road, NW3 2NL	Erection of a studio in the rear garden and rebuilding of existing rear boundary walls to dwelling house (Class C3).	You can view details of all applications, drawings and supporting documents		
2014/6047/P	3 Kings Terrace, NW1 0JP	Roof extension with addition of 4 velux windows (2 front and 2 rear), with alterations to front elevation at ground floor level.	<ul style="list-style-type: none"> on Camden's website www.camden.gov.uk/planning Our Duty Planner service offers advice and information about applications Tel: 020 7974 4444. 		
2014/7023/P	37 Chalcot Crescent NW1 8YG	Installation of roof light, and; removal of down pipe to rear elevation, with internal refurbishment associated to listed building consent 2014/7201/L.	If you want to make comments about an application you need to do this in writing within 21 days of the date of this notice. You can comment by:-		
2014/7201/L	37 Chalcot Crescent NW1 8YG	Installation of roof light, and; removal of down pipe to rear elevation, with internal refurbishment of existing Bedroom, Shower Room on 2nd Floor and Bathroom on 2nd Floor Plus.	<ul style="list-style-type: none"> online form linked to the application at www.camden.gov.uk/planning email to planning@camden.gov.uk writing to Development Management, Regeneration and Planning, Culture and Environment Directorate, Camden Town Hall, Judd Street, London, WC1H 8ND 		
2014/6752/P	4 Downside Crescent, NW3 2AP	Erection of an enlarged rear extension at ground floor level, following the demolition of the existing bay window & conservatory and alterations to front garden and boundary walls to accommodate off street parking space.	Please remember to quote the reference number of the application.		
2014/7158/L	49 Gloucester Crescent, NW1 7EG	Extend the existing paving layout to the boundary walls to the East, South and North.			
2014/6989/L	5 Chester Place, NW1 4NB	Underpinning works to rear at lower ground floor level.			
2014/6478/P	5 Gloucester Crescent, NW1 7DS	New landscaping to front garden including alterations to front boundary wall.			
2014/6893/L	5 Gloucester Crescent, NW1 7DS	New landscaping to front garden including alterations to front boundary wall.			
2014/6785/P	54 Birkenhead Street, WC1H 8BB	Creation of roof terrace at 2nd floor level with installation of timber glazed doors & raise the existing parapet wall by 650mm & fit new stone coping, and to fix a 0.8m obscure glazed panel attached to black painted metal railings.			
2014/7006/L	54 Birkenhead Street, WC1H 8BB	Creation of roof terrace at 2nd floor level with installation of timber glazed doors & raise the existing parapet wall by 150mm and fit a new stone coping, and to fix a 1450mm obscure glazed panel attached to black painted metal railings.			
2014/6786/P	54 Birkenhead Street, WC1H 8BB	Creation of roof terrace at 2nd floor level with installation of timber glazed doors & raise the existing parapet wall by 150mm and fit a new stone coping, and to fix a 1450mm obscure glazed panel attached to black painted metal railings.			
2014/7003/L	54 Birkenhead Street, WC1H 8BB	Creation of roof terrace at 2nd floor level with installation of timber glazed doors & raise the existing parapet wall by 150mm and fit a new stone coping, and to fix a 1450mm obscure glazed panel attached to black painted metal railings.			
2014/6951/L	56 Goodge Street, W1T 4NB	Relocation of 1 no. microcell antenna to front elevation.			

NOTICE OF RECEIPT OF A PLANNING APPLICATION

HOW DOES THIS AFFECT YOU?

Date of Notice: 21/11/2014

Application reference number: 2014/6785/P & 2014/7003/L, 2014/6786/P & 2014/7006/L
Associated application(s):

Address:
54 Birkenhead Street
London
WC1H 8BB

Proposal:

Creation of roof terrace at 2nd floor level with installation of timber glazed doors & raise the existing parapet wall by 650mm & fit new stone coping, and to fix a 0.8m obscure glazed panel attached to black painted metal railings.

The Council has received the above application.

You can see the application details and comment on them

- using our website www.camden.gov.uk/planningcomments
- emailing us at planning@camden.gov.uk
- writing to the Development Management Team, Town Hall, Judd Street, London, WC1H 9JE

**Please quote the above reference when you contact us.
We need to receive your comments within 21 days of the date of this notice**

We publish all comments received about planning applications on our website but we will not publish your email address, signature or telephone number. We will not acknowledge receipt of your comments but you can check them and others made by searching for the planning application reference at www.camden.gov.uk/planning

If you need more information please telephone
Contact Camden on 020 7974 4444