

Mr. James Croucher
DLP Planning
1st Floor
3 More London Riverside
London
SE1 2RE

Application Ref: **2015/0417/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Royal College of General Practitioners
30 Euston Square
London
NW1 2FB

Proposal:

Erection of glazing on two sides of 5th floor public roof terrace on rear elevation.

Drawing Nos: location plan, 11-6002-DR-260-AB1, 11-6002-DR-261-AB1, 11-6002-DR-262-AB1, NFM14-6266-DR-260-A1, NFM14-6266-DR-261-A1, NFM14-6266-DR-262-A1, Design and Access Statement incorporating Heritage Statement dated January 2015

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 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 location plan, 11-6002-DR-260-AB1, 11-6002-DR-261-AB1, 11-6002-DR-262-AB1, NFM14-6266-DR-260-A1, NFM14-6266-DR-261-A1, NFM14-6266-DR-262-A1, Design and Access Statement incorporating Heritage Statement dated January 2015.

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

Informative(s):

- 1 Reasons for granting permission

The proposed glazing at 5th floor level on the public roof terrace is considered to be acceptable in order to improve the health and safety of the host building by installing the balustrading along the terrace. The proposal would see an increase in height by 72 cm to ensure the balustrade is a safe height. The existing higher balustrade would remain unaffected and remain 170cm high.

Due to its size and location, the additional balustrading would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

The visual impact of the balustrade has been fully considered in granting planning permission, having special regard to the desirability of preserving and enhancing the character Bloomsbury Conservation Area. The roof terrace is located to the rear of the building at 5th floor level and it is not readily visible from any principle elevations to Melton Street or Euston Road. As such the additional balustrade at this location is not considered harmful to the character or appearance of the host Grade II* listed building, street scene or the Bloomsbury Conservation Area. The proposed changes are reversible in the event that its appearance is considered to be unjust in the setting of the Grade II* listed building.

Neighbouring properties were consulted between 5 February 2015 and 26 February 2015 and no objections were received prior to making this decision. A site notice was displayed on 11 February 2015 and a press notice was issued in the Ham and High on 12 February 2015. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, CS14 and CS16 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 March 2015, consolidated with alterations since 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



Ed Watson
Director of Culture & Environment