

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

Application Ref: **2015/0640/L**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 of a Grade II* Listed Building.

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 Listed Building Consent subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed glazing at 5th floor level on the public roof terrace is considered to be acceptable in order to increase health and safety at the host building and is of an appropriate design. The lightweight/ transparent materials which have been proposed are considered to be sensitive to the host Grade II* listed building. There is an existing balustrade and the proposed increase in balustrade height is considered to be in keeping with this. The proposal would see an increase in height of 72 cm to appear a safe height. The existing high balustrade would remain unaffected at 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.

There are student flats located close by and it is not considered that the increase of balustrading around the terrace would increase overlooking opportunities to these rooms. 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. It would be visible from some locations on Stephenson Way; this would have some detrimental impact but would be limited to rear views. The proposed balustrading is considered to preserve the character of the Bloomsbury Conservation Area.

No objections have been received prior to making this decision. 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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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