

PJB/SS/PD9051

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29 April 2015

Development Management
Regeneration and Planning
Camden Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

**BY PLANNING PORTAL REF:
PP-04159466**

Dear Sir or Madam

**39-45 GRAY'S INN ROAD, LONDON, WC1X 8PR
APPLICATION FOR PLANNING PERMISSION
INSTALLATION OF TIMBER DECKING ON THE ROOF OF THE GROUND FLOOR REAR EXTENSION
TO CREATE PRIVATE EXTERNAL AMENITY SPACE FOR THREE RESIDENTIAL UNITS**

On behalf of our client, The Lincolns Management Limited, please find enclosed an application for the installation of timber decking on the roof of the ground floor rear extension to create private external amenity space for three residential units.

Planning permission (2013/3231/P) was granted on 6 November 2013 for the redevelopment of the site to provide 16 residential units and 545 square metres of ground floor and basement retail space. There are three residential units on the first floor which have windows that overlook the roof of the ground floor rear extension. The proposal seeks to replace the windows with doors and install timber decking to create private external amenity space for each of these units. The decking would be slightly raised from the roof so that there would be level access to the decking from the units. A 1.1 metre balustrade would be situated at the end of the decking to separate the terrace from the sedum roof.

The installation of the decking would result in the reduction of part of the sedum roof approved under the planning permission, however, the reduction would not impact upon the building's ability to obtain the required 'Very Good' BREEAM 2012 Domestic Refurbishment rating. Given that the proposal offers a significant benefit through the enhancement of the quality of living accommodation, we are of the view that the reduction in the area of the sedum roof is acceptable in this instance.

The proposal would not detrimentally impact upon the amenity of the occupiers of 25, 26, 27 and 28 King's Mews through overlooking and loss of privacy as the windows of these properties either have obscured glazing or do not directly face the rear of the buildings on Gray's Inn Road.

In the conclusion, we are of the view that the installation of the timber decking offers a rationale and practical approach to providing private external amenity space for the enjoyment of residents in Camden without compromising the amenity enjoyed by residents of neighbouring properties. On this basis, we ask for the London Borough of Camden to grant planning permission for the works proposed.

Application Procedure

The application fee of £195 has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No.2920).

We would be grateful if the London Borough of Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Peter Bovill (Tel. 020 7312 7456 / peter.bovill@montagu-evans.co.uk) or Samuel Stackhouse (Tel. 020 7866 8620/ sam.stackhouse@montagu-evans.co.uk) in this office in the first instance.

Yours Faithfully

Montagu Evans

MONTAGU EVANS LLP

Encl.