

Mr Eli Osborne  
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Application Ref: **2015/3483/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

14 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 15 Irvine Court  
100 Whitfield Street  
London  
W1T 5EA**

Proposal:

Creation of terrace at roof level with glass balustrade.

Drawing Nos: A-0L-00, A-0L-01, A-0R-00, A-0R-01, A-65-00, A-76-00, A-76-01, WS01OS,  
and Planning Statement, Design and Access Statement received 18/06/2015.

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 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: A-0L-00, A-0L-01, A-0R-00, A-0R-01, A-65-00, A-76-00, A-76-01, WS01OS, and Planning Statement, Design and Access Statement received 18/06/2015.

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

Informative(s):

- 1 Reasons for granting permission:

Although the host property is not located within a Conservation Area, it is adjacent to Fitzroy Square and any impact on this Conservation Area must be considered. Although some additional bulk would be added to the building, its high elevation, position on top of the existing mansard roof and the large setback from the roof edges would ensure there would be no visibility from the surrounding street level and very limited views from the adjacent Conservation Area. The proposal is therefore considered a subordinate addition to the host property that does not harm the character and appearance of the adjacent Conservation Area.

Similarly, although the proposal adds height to the existing rooftop, the host property is not located within the viewing corridors from Parliament Hill to the Palace of Westminster and therefore helps to preserve these important views.

The host property is bounded by offices to the south and east and adjoining residential properties at 102-104 Whitfield Street. The opposite side of Whitfield Street consists of student accommodation. The proposed roof terrace would not cause overshadowing to neighbours given the setback from the boundary, location at roof level and materials (glazing). The roof terrace is not considered to cause significant overlooking than currently occurs from the existing windows of the top floor flat.

No objections have been received prior to making this decision. The planning history of the site was taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with amendments since 2011, and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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