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Application Ref: **2015/3512/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

28 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1
286 Gray's Inn Road
London
WC1X 8EB

Proposal:

Erection of replacement single storey rear extension to lower ground floor, with roof terrace above accessed from enlarged opening at first floor; installation of staircase in front lightwell and associated alterations to front railings; replacement windows.

Drawing Nos: A188:P:101; A188:P:102; A188:P:103; A188:P:104

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the commencement of development, details of privacy screens to be erected at the sides of the new roof terrace shall be submitted to and approved in writing by the Local Planning Authority and the works shall then accord with the approved details. The privacy screens shall be installed prior to the first use of the roof terrace and they shall be retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: A188:P:101; A188:P:102; A188:P:103; A188:P:104.

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement single storey rear extension with the roof terrace above would appear subservient to the host building and it would respect and preserve the original design and proportions of the host building. The proposed extension, by virtue of its size, would also allow for the retention of some private outdoor amenity space at the lower ground floor.

The proposed screening and planting on the roof terrace would be set away from the edge, which would reduce the overall bulk of the new development and it would serve to satisfactorily reduce overlooking to neighbouring properties and gardens. Overall, this element is considered to relate well to the host building and the wider area.

The rooflight on the rear extension would be sited close to the rear wall of the host building, which, along with the screening/planting, would satisfactorily reduce the impact of light spill from this window.

The alterations to the fenestration, including the replacement windows, are considered to be appropriate and in keeping with the character and appearance of the host building and the wider area. The upper ground floor rear window would be altered to allow access out onto the new roof terrace; however, this is considered to be acceptable due to its position at the rear, less visible part of the building and due to the fact the opening would still align with the openings on the floors above.

The installation of a staircase in the front lightwell and the associated alterations to the front railings are considered to be appropriate and in keeping with the character and appearance of the host building and the works would be similar to works at other buildings in the same frontage. These works would not make a significant difference to the character and appearance of the host dwelling or the street scene along this part of Gray's Inn Road and the works would preserve and enhance the Bloomsbury Conservation Area.

The proposed works would not cause unacceptable loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, noise, or a sense of enclosure.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, 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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 The applicant is advised that the privacy screens required by condition 3 should be of a lightweight construction.

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