

Barry Kitcherside
Chart Plan (2004) Ltd
Mansard Cottage
65 Stoneleigh Road
Limpsfield Chart
Oxted, Surrey
RH8 0TP

Application Ref: **2015/4070/P**

Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Weston House
246 High Holborn
London
WC1V 7EX

Proposal:

Creation of 3 x roof terraces at 4th and 6th floor level; replacement of 4 x existing windows with 4 x new full-length doors to provide access to the roof terraces at 4th floor level.

Drawing Nos: P_060_01, P_060_02, P_060_03, P_060_04 and design & access statement dated June 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 policies 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: P_060_01, P_060_02, P_060_03, P_060_04 and design & access statement dated June 2015

Reason:

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

- 4 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Elevation (at a scale of 1:100) and section drawings (at a scale of 1:20) showing the proposed handrails to the 6th floor terrace.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed terraces and access doors are considered acceptable by virtue of their design and location at 4th and 6th floor level, in a position which is only visible from limited private views. The proposed balustrading and associated works would be incorporated in a sympathetic manner, which would serve to improve the design and appearance of the currently unused outdoor space. The development would not be seen from the public realm and is therefore considered to preserve the character and appearance of the host property and wider CA.

The host property is predominantly surrounded by office properties, both within the host building as well as the surrounding properties to the east and north. The proposal is not considered to result in a loss of privacy nor noise disturbance to

these properties. However, the proposed terraces would result in some degree of overlooking from the upper floors of neighbouring Chancery Court Hotel, with the nearest windows located approximately 14m from the 4th floor terraces. However, hotel guests are transitory in nature and tend to occupy the rooms out of normal office working hours, i.e. in the morning and evening. The proposal is therefore not considered to result in substantial harm to the amenity of neighbours in terms of loss of privacy, daylight or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under 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 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 and 7.6 of the London Plan 2015, consolidated with alterations 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment