

Mr Alan Gunne-Jones  
Planning & Development Associates  
120 Pall Mall  
London  
SW1Y 5EA

Application Ref: **2015/6227/P**  
Please ask for: **Samir Benbarek**  
Telephone: 020 7974 **2534**

8 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**248-250 Tottenham Court Road**  
**London**  
**W1T 7QZ**

Proposal:  
Balustrade to rear elevation of building at third floor level to facilitate service and maintenance.

Drawing Nos: OS Map (Location Map); EX1.05; P5.02; P4.05; P5.02; Cover Letter

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 OS Map (Location Map); EX1.05; P5.02; P4.05; P5.02; Cover Letter

Reason:

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

- 4 No part of the outdoor area in association with the balustrade hereby approved shall be used as a terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed glass balustrade will be at a height of 1.1m and will be located behind an existing parapet wall on the third floor level at the rear of the building. The simple design of the glass balustrade is considered acceptable in relation to the office building and will not be prominent in the street scene due its location at the rear of the host building.

The proposed balustrade will not cause any cause harm to any adjoining residential occupiers. Harm would occur if the flat roof is to be used as a terrace with issues of potential overlooking and enclosure. However, the proposed balustrade is for the safety of workers in relation to the maintenance of the building and not in association with a terrace. A condition will be attached to the approval to ensure the area of flat roof will not serve as a roof terrace as a result of the balustrade. Separate planning consent will be required to use the area as a terrace.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan (March 2015); and paragraphs 14, 17 and 56-66 and 126-141 of the National Planning Policy Framework.

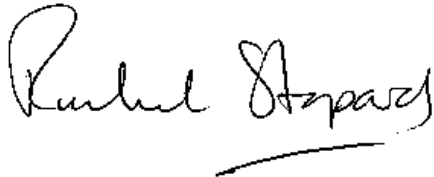
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard  
Director of Culture & Environment