

Miss Federica Ambrosini  
JLL  
30 Warwick St  
London  
W1B 5NH

Application Ref: **2015/6357/P**  
Please ask for: **Samir Benbarek**  
Telephone: 020 7974 **2534**

12 January 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**16-18 Kirby Street**  
**London**  
**EC1N 8TS**

Proposal:  
Creation of a terrace at 4th floor level on existing flat roof structure to office.

Drawing Nos: 342-00 (Site and Location Plan); TWI-1075-04-SITE Rev: C; TWI-1075-04-EXIST Rev: D; TWI-1075-04-ELEV Rev: D; TWI-1075-04-PROPOSED Rev: D; TWI-1075-04-PHOTO Rev: C; TWI-1075-04-FFIN Rev: A; Design and Access Statement

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 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 342-00 (Site and Location Plan); TWI-1075-04-SITE Rev: C; TWI-1075-04 EXIST Rev: D; TWI-1075-04-ELEV Rev: D; TWI-1075-04-PROPOSED Rev: D; TWI-1075-04-PHOTO Rev: C; TWI-1075-04-FFIN Rev: A; Design and Access Statement

Reason:

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the eastern flank of the proposed fourth floor terrace prior to commencement of use of the terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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.

- 5 The use of the roof at fourth floor level as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements 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 fourth floor terrace and associated alterations to the rear elevation are subordinate in scale and location to the host building. This is by virtue of the proposed lightweight materials and the considerate design of the terrace along with the proposed door and windows to the elevation behind, respecting the host

building.

Given the lightweight construction, the fact that the proposal is located on a rear facade, has limited views and is not visible from the wider public realm, the rear terrace in this location is not considered harmful to the character and appearance of the host building, street scene or the Hatton Garden Conservation Area.

Due to its location, the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or enclosure. By virtue of the corner infill position of the terrace along the rear elevation, overlooking issues are minimal while the balustrade will be of frosted glass which will ensure and protect privacy. Additionally, the surrounding area is characterised by upper floor and roof terraces which may have caused existing overlooking and privacy issues upon neighbouring occupiers. However, to ensure as much privacy upon the occupiers of the upper floors of 106-109 Saffron Hill, which is within close proximity to the host building, a privacy screen will be added, secured by condition.

27 neighbours were consulted, a site notice displayed and a public notice published in the local press. Two objections were received and duly considered. The sites planning history was 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 and 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 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 (March 2015); and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 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.

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