

Mr Gideon Purser
Chris Dyson Architects LLP
74 Commercial Street
London
E1 6QH

Application Ref: **2016/2692/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

4 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Roger Street
London
WC1N 2JU

Proposal:
Installation of glass balustrade at roof level for part use as terrace. (Retrospective)

Drawing Nos: P_00 Rev A; P_07 Rev B; P_09 Rev B; P_11 Rev B; P_15 Rev B; P_07
Rev A; P_09 Rev A; P_11 Rev A;
P_15 Rev A.

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 shall be carried out in accordance with the following approved plans [P_00 Rev A; P_07 Rev B; P_09 Rev B; P_11 Rev B; P_15 Rev B; P_07 Rev A; P_09 Rev A; P_11 Rev A; P_15 Rev A]

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



Informatives:

1 Reasons for granting permission

The proposal seeks retrospective permission for the retention of glass balustrading, 1.1m in height, recessed from each elevation at roof level. The roof terrace would cover a total of $\frac{3}{4}$ of the roof space, with the remainder a green roof. Access to the roof space is via a rooflight.

In terms of detailed design, the recessed position and material of balustrading would appear lightweight and subordinate. As a result of the height of the host and surrounding buildings, the balustrade would be subject to long public views and upper floor level private views only.

The terrace would afford the top floor flat with a sizeable external amenity space. The majority of adjacent properties which would be impacted as a result of this proposal are in commercial in use and would therefore not be harmed. A number of properties adjacent are in residential use however, the terrace has been significantly set back from the east facing elevation and therefore obscures direct harmful residential views to the rear upper floor levels of 79 and 81 Gray's Inn Road. Oblique views would occur to the rear upper floor levels of 77 and 75 Gray's Inn Road however these are adjudged not to be harmful. The closest adjacent residential properties are located a significant distance down North Mews and would not be harmed.

The balustrading, by virtue of its recessed position and materials would not result in a detrimental loss of sunlight/daylight or outlook to adjacent residential occupiers.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

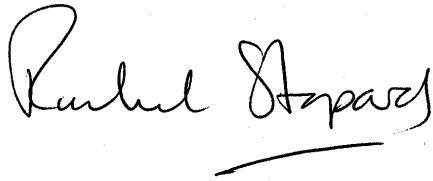
As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities